ASSET MANAGEMENT POLICY

2016 – 2017

APPROVAL DATE BY COUNCIL: 24 MAY 2016

COUNCIL RESOLUTION NUMBER: LC.MC-66/05/2016

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ABBREVIATIONS

AM	Asset Management
AO	Accounting Officer
AMS	Asset Management System
CFO	Chief Financial Officer
CMIP	Comprehensive Municipal Infrastructure Plan
COGTA	Department of Co-operative Governance and Traditional Affairs
CRC	Current Replacement Cost
DRC	Depreciated Replacement Cost
EPWP	Expanded Public Work Program
EUL	Estimated Useful Life
GIAMA	Government-wide Immoveable Asset Management Act
GIS	Geographical Information System
GRAP	Generally Recognised Accounting Practice
IAM	Infrastructure Asset Management
IAMP	Infrastructure Asset Management Plan
IAMS	Infrastructure Asset Management Strategy
IAS	International Accounting Standards
IDP	Integrated Development Plan
IIMM	International Infrastructure Management Manual
ISO	International Standards Organisation
KPI	Key Performance Indicators
MFMA	Municipal Finance Management Act
MM	Municipal Manager
MSA	Municipal Systems Act
OHSA	Occupational Health and Safety Act
PPE	Property, Plant and Equipment
R	Rand
RUL	Remaining Useful Life
RV	Residual Value
SCM	Supply Chain Management
SDBIP	Service Delivery and Budget Implementation Plan
VAT	Value Added Tax

1 PURPOSE OF THIS DOCUMENT

This document indicates the policy of Lesedi Local Municipality for the management of its movable and immovable Property Plant and Equipment (PPE), investment property, intangible, biological assets and heritage assets.

The procedures required to implement this policy are provided in a separate document. The policy commits the municipality to establishing and maintaining an asset register that complies with the latest accounting standards, and managing the assets in a way that is aligned with the municipality's strategic objectives and recognised good practice.

2 SCOPE

This policy applies to all movable and immovable assets (PPE, investment property, intangible, biological assets and heritage assets. under the control of the municipality.

3 BACKGROUND

3.1 CONSTITUTIONAL AND LEGAL FRAMEWORK

The South African Constitution requires municipalities to strive, within their financial and administrative capacity, to achieve the following objectives:

- providing democratic and accountable government for local communities;
- ensuring the provision of services to communities in a sustainable manner;
- promoting social and economic development;
- promoting a safe and healthy environment; and
- encouraging the involvement of communities and community organisations in matters of local government.

The manner in which a municipality manages its Property, Plant and Equipment (PPE), investment property, intangible assets and heritage assets are central to meeting the above challenges. Accordingly, the Municipal Systems Act, 2000 (MSA) section 2(d) specifically highlights the duty of municipalities to provide services in a manner that is sustainable, and the Municipal Finance Management Act (MFMA) requires municipalities to utilise and maintain their assets in an effective, efficient, economical and transparent manner. The MFMA specifically places responsibility for the management of municipal assets with the Accounting Officer (AO).

The Occupational Health and Safety Act (OHSA) requires municipalities to provide and maintain a safe and healthy working environment, and in particular, to keep its PPE safe.

3.2 ACCOUNTING STANDARDS

The MFMA requires municipalities to comply with the Standards of Generally Recognised Accounting Practice (GRAP), in line with international practice.

The Accounting Standards Board (ASB) has approved a number of Standards of GRAP. When compiling the asset register in accordance with the accounting standards, the requirements of GRAP 17 cannot be seen in isolation. Various other accounting standards impact on the recognition and measurement of assets within the municipal environment and should be taken into account during the compilation of a GRAP compliant asset register. The applicable standards of GRAP are noted in section 8.

3.3 MANAGEMENT OF INFRASTRUCTURE AND COMMUNITY ASSETS

Effective management of infrastructure and community facilities is central to the municipality providing an acceptable standard of services to the community. Infrastructure impacts on the quality of the living environment and opportunities to prosper. Not only is there a requirement to be effective, but the manner in which the municipality discharges its responsibilities as a public entity is also important. The municipality must demonstrate good governance and customer care, and the processes adopted must be efficient and sustainable. Councillors and officials are custodians on behalf of the public of infrastructure assets, the replacement value of which amounts to several hundred million Rand.

Key themes of the latest generation of national legislation introduced relating to municipal infrastructure management include:

- long-term sustainability and risk management;

- service delivery efficiency and improvement;
- performance monitoring and accountability;
- community interaction and transparent processes;
- priority development of minimum basic services for all; and
- the provision of financial support from central government in addressing the needs of the poor.

Legislation has also entrenched the Integrated Development Plan (IDP) as the principal strategic planning mechanism for municipalities. However, the IDP cannot be compiled in isolation – for the above objectives to be achieved, the IDP needs to be informed by robust, relevant and holistic information relating to the management of the municipality's infrastructure.

There is a need to direct limited resources to address the most critical needs, to achieve a balance between maintaining and renewing existing infrastructure whilst also addressing backlogs in basic services and facing ongoing changes in demand. Making effective decisions on service delivery priorities requires a team effort, with inputs provided by officials from a number of departments of the municipality.

COGTA has prepared guidelines in line with international practice, that propose that an Infrastructure Asset Management Plan (IAMP) is prepared for each sector (such as potable water, roads etc). These plans are used as inputs into a Comprehensive Municipal Infrastructure Plan (CMIP) that presents an integrated plan for the municipality covering all infrastructures. The arrangements outlined in the COGTA guidelines are further strengthened by the provision of National Treasury's Local Government Capital Asset Management Guidelines. This is in line with the practice adopted in national and provincial spheres of government in terms of the Government-wide Immoveable Asset Management Act (GIAMA).

Accordingly, the asset register adopted by a municipality must meet not only financial compliance requirements, but also set a foundation for improved infrastructure asset management practice.

Recognised good practice in the management of infrastructure assets from across the globe has been increasingly documented over the past 10 to 15 years. In 2000, the World Bank cited practice in Australasia as representative of best practice and this has been captured in the International Infrastructure Management Manual (IIMM), and regularly updated with case studies from across the globe, including South Africa. In 2008 the British Standards Institute issued PAS 55 (a publicly available specification on asset management). The International Standards Organisation (ISO) has drawn on these documents to establish an international standard for infrastructure asset management (ISO 55000 series) which has been issued in January 2014. Progressive entities are expected to set compliance with the proposed ISO as a benchmark for practice.

4 OBJECTIVES

The objective of this policy is for the municipality to:

- comply with prevailing accounting standards; and
- Apply asset management practice in a consistent manner and in accordance with legal requirements and recognised good practice.

5. APPROVAL AND EFFECTIVE DATE

The CFO is responsible for the submission of the Policy to Council to consider its adoption after consultation with the Accounting Officer (AO). Council shall indicate the effective date for implementation of the policy.

6 DELEGATIONS AND KEY RESPONSIBILITIES

Accounting Officer

The Accounting Officer (AO) is responsible for the management of the assets of the municipality, including the safeguarding and the maintenance of those assets.

The AO shall ensure that:

- The municipality has and maintains a management, accounting and information system that accounts for the assets of the municipality;
- The municipality's assets are valued in accordance with the standard of generally recognized accounting practice;
- That the municipality has and maintains a system of internal control for all assets, including an asset register; and
- The Heads of Departments and their teams comply with this policy.

As Accounting Officer of the municipality, the Municipal Manager (MM) shall be the principal custodian of the entire municipality's assets, and shall be responsible for ensuring that this policy is effectively applied on adoption by Council. To this end, the AO shall be responsible for the preparation, in consultation with the Chief Financial Officer (CFO) and Head of Departments, of procedures to effectively and efficiently apply this policy.

This policy should be applied with due observance of the municipality's policy with regard to delegated powers. Such delegations refer to delegations between the AO and other responsible officials as well as between Council and the Executive Mayor and the Council and the AO. All delegations in terms of this policy must be recorded in writing.

In accordance with the MFMA, the AO of the municipality and all designated officials are accountable to him / her. The AO is therefore accountable for all transactions entered into by his / her delegates. The overall responsibility of asset management lies with the AO. However, the day to day handling of assets should be the responsibility of all officials in terms of delegated authority reduced in writing. The AO may delegate or otherwise assign responsibility for performing these functions but will remain accountable for ensuring these activities are performed.

Chief Financial Officer

The Chief Financial Officer (CFO) is responsible to the AO to ensure that the financial investment in the municipalities' assets are safeguarded and maintained.

The CFO, as one of the Heads of Department of the municipality, in exercising his financial responsibilities shall also ensure that:

- Appropriate systems of financial management and internal control are established and carried out diligently;
- The financial and other resources of the municipality are utilised effectively, efficiently, economical and transparently;
- Any unauthorised, irregular or fruitless or wasteful expenditure, and losses resulting from criminal or negligent conduct, are prevented;
- All revenue due to the municipality is collected, for example rental income relating to immovable assets;
- The systems, procedures and registers required to substantiate the financial values of the municipalities' assets are maintained to standards sufficient to satisfy the requirements of the Auditor-General;
- Financial processes are established and maintained to ensure the municipality's financial resources are optimally utilised through appropriate asset plans, budgeting, purchasing, maintenance and disposal decisions;

- The AO is appropriately advised on the exercise of powers and duties pertaining to the financial administration of assets;
- The Heads of Department and senior management teams are appropriately advised on the exercise of their powers and duties pertaining to the financial administration of assets; and
- This policy and support procedures are established, maintained and effectively communicated.

In terms of section 82 read with section 81(1)(e) of the MFMA the CFO may delegate or otherwise assign responsibility for performing these functions but will remain accountable for ensuring these activities are performed. The CFO shall be responsible for the fixed asset register of the municipality, and shall ensure that a complete, accurate and up-to-date computerised fixed asset register is maintained. No amendments, deletions or additions to the fixed asset register shall be made other than by the CFO or by an official acting under the written instruction of the CFO.

Heads of Department

Heads of Department (the executive managers directly accountable to the Municipal Manager) shall ensure that:

- The municipal resources assigned to them are utilised effectively, efficiently, economically and transparently;
- Procedures are adopted and implemented in conformity with this policy to produce reliable data to be input to the municipal fixed asset register;
- Any unauthorised, irregular or fruitless or wasteful utilisation, and losses resulting from criminal or negligent conduct, are prevented;
- The asset management system, processes and controls can provide an accurate, reliable and up to date account of movable and immovable assets under their control;
- They are able to manage and justify that the asset plans, budgets, purchasing, maintenance and disposal decisions optimally achieve the municipality's strategic objectives; and
- Manage the asset life-cycle transactions to ensure that they comply with the plans, legislative and municipal requirements.

The Heads of Department may delegate or otherwise assign responsibility for performing these functions but they shall remain accountable for ensuring these activities are performed.

Information Technology manager

The Information Technology manager shall ensure that:

- The functionality of the asset register system is maintained and that the data is secure.

7 POLICY AMENDMENT

This policy should be reviewed annually to ensure continued compliance with the relevant legislation and accounting standards. Changes to this document shall only be applicable if approved by Council. Any proposals in this regard shall be motivated by the CFO in consultation with the MM and respective Heads of Department. The recommendations of the CFO shall be considered for adoption by Council.

8 RELATIONSHIP WITH OTHER POLICIES

This policy, once effective, will replace the pre-existing Asset Management Policy with respect to the scope of assets covered by this policy.

This policy needs to be read in conjunction with other relevant adopted policies of the municipality, including the following: e.g.:

- Accounting Policy;
- Budget Implementation and Monitoring Policy;
- Credit Control and Debt Collection Policy;
- Delegation of Powers;
- Disaster Management Policy;
- Enterprise Risk Management Policy;
- Funding. Borrowing and Reserves Policy;
- Infrastructure Investment Policy;
- Insurance Policy;
- Inventory Management Policy;
- Managing Electricity and Water Distribution Losses;
- Property Rates Policy;
- Supply Chain Management Policy; and
- Tariff, Indigent and Free Basic Services Policy

9 REFERENCES

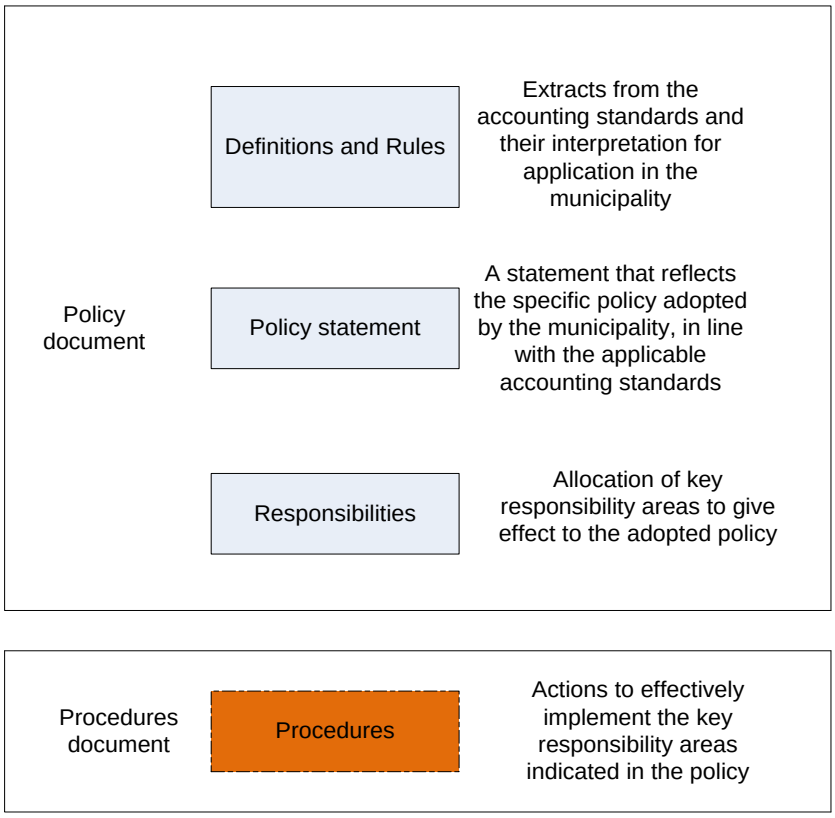
The following references were observed in compiling this document:

- Asset Management Framework, National Treasury, 2004
- Guidelines for Infrastructure Asset Management in Local Government, Department of Provincial and Local Government, 2006
- Municipal Finance Management Act, 2003
- Disaster Management Act, 2002
- Municipal Systems Act, 2000
- Municipal Structures Act, 1998
- Accounting Standards Board
- MFMA Circular 18 & 44
- Local Government Capital Asset Management Guidelines, National Treasury, 2008
- Government Gazettes (30013 & 31021)
- Generally Recognised Accounting Practice (1-14, 16, 17, 19, 21, 23-27, 31 and 100-104)
- Interpretations of the standards of GRAP issued by the Accounting Standards Board (ASB) (IGRAP 1- 17)
- Directives issued by the Accounting Standards Board (ASB)
- Accounting guideline issued by National Treasury relating to intangible assets
- Municipal transfer and disposal regulations, Government Gazette no.31346
- Government Gazette, 30 May 2005, No. 27636 on disposal

10 POLICY FORMAT

Figure 1 gives an overview to the format of presentation of this policy document, and how it links to a separate document that provides the procedures. Procedures should be prepared and adopted to give effect to this policy.

Figure 1 - Interaction between the policy and the procedures



11 POLICY FOR FIXED ASSET ACCOUNTING

11.1 RECOGNITION OF MOVABLE AND IMMOVABLE ASSETS

(a) Definitions and rules

Asset

An asset is defined as a resource controlled by an entity as a result of past events and from which future economic benefits or service potential associated with the item will flow to the entity.

Fixed Asset

A fixed asset (also referred to as a "non-current asset") is an asset with an expected useful life greater than 12 months.

PPE

Property, plant and equipment are tangible assets that are held for use in the production or supply of goods or services, for rentals to others, or for administrative purposes; and are expected to be used during more than one reporting period. This includes items necessary for environmental or safety reasons to leverage the economic benefits or service potential from other assets. Insignificant items may be aggregated. Property, plant and equipment is broken down into groups of assets of a similar nature or function in the municipality's operations for the purposes of disclosure in the financial statements.

Immovable PPE

Immoveable assets are fixed structures such as buildings, land and infrastructure. Plant that is built-in to the fixed structures and is an essential part of the functional performance of the primary asset is considered an immoveable asset (though it may be temporarily removed for repair).

Movable PPE

Movable assets are the stock of equipment owned or leased by the municipality such as office equipment and furniture, motor vehicles and mobile plant.

Investment property

Investment property is defined as property (land and/or a building, or part thereof) held (by the owner or the lessee under a finance lease) to earn rentals or capital appreciation, or both (rather than for use in the production or supply of goods or services or for administration purposes or sale in the ordinary course of operations). An example of investment property is office parks that are rented out. There is no asset hierarchy for investment property; each functional item will be individually recorded. Land held for a currently undetermined use is recognised as investment property until such time as the use of the land has been determined.

Intangible assets

Intangible assets are defined as identifiable non-monetary assets, without physical substance. Examples are licenses/ rights, (such as water licenses), servitudes and software.

An asset meets the criterion of being identifiable in the definition of an intangible asset when it:

a) is separable, i.e. is capable of being separated or divided from the municipality and sold, transferred, licensed, rented or exchanged, either individually or together with a related contract, asset or liability, or

b) arises from contractual rights (including rights arising from binding arrangements) or other legal rights (excluding rights granted by statute), regardless of whether those rights are transferable and separable from the municipality or from other rights and obligations.

Biological Assets

Biological assets are living animals or plants as per the definition in the GRAP on Agriculture.

Capital Spares (Major Spare Parts)

Spares and materials used on a regular basis in the ordinary course of operations are usually carried as inventory (i.e. they are not usually considered fixed assets) and are expensed when consumed. Major spares that constitute an entire or significant portion of a component type, or a specific component, defined in the immovable PPE asset hierarchy are considered major spare parts and are capital spare parts and are recognised as an item of PPE as they are expected to be used for more than one period or they can only be used in connection with an item of PPE.

Major inspections

A condition of continuing to operate an item of PPE may be to perform regular major inspections for faults regardless of whether parts of the item are replaced (for example, Occupational Health and Safety Act no. 85 of 1993 requires lifting equipment to be inspected once a year). When each major inspection is performed, its cost is recognised in the carrying amount of the item of PPE as a replacement if the recognition criteria are satisfied. Any remaining carrying amount of the cost of the previous inspection (as distinct from physical parts) is derecognised. This occurs regardless of whether the cost of the previous inspection was identified in the transaction in which the item was acquired or constructed. If necessary, the estimated cost of a future similar inspection may be used as an indication of what the cost of the existing inspection component was when the item was acquired or constructed.

Items used irregularly

Tangible items that are used in the production or supply of goods or services on an irregular basis (such as standby equipment) are recognised as items of PPE.

Useful Life

Useful life is defined as the period over which an asset is expected to be available for use by an entity, or the number of production or similar units expected to be obtained from the asset by an entity.

Control

An item is not recognised as an asset unless the entity has the capacity to control the service potential or future economic benefit of the asset, is able to deny or regulate access of others to that benefit, and has the ability to secure the future economic benefit of that asset. Legal title and physical possession are good indicators of control but are not infallible.

Past transactions or events

Assets are only recognised from the point when some event or transaction transferred control to an entity.

Probability of the flow of benefits or service potential

The degree of certainty that any economic benefits or service potential associated with an item will flow to the municipality is based on the judgement. The Municipal Manager shall exercise such judgement on behalf of the municipality, in consultation with the CFO and respective Head of Department.

Economic benefits

Economic benefits are derived from assets that generate net cash inflows.

Service Potential

An asset has service potential if it has the capacity, singularly or in combination with other assets, to contribute directly or indirectly to the achievement of an objective of the municipality, such as the provision of services.

Leased assets

A lease is an agreement whereby the lessor conveys to the lessee (in this case, the municipality) the right to use an asset for an agreed period of time in return for a payment or series of payments. Leases are categorised into finance and operating leases. A finance lease is a lease that transfers substantially all the risks and rewards incident to ownership of an asset, even though the title may not eventually be transferred (substance over form). Where the risks and rewards of ownership of the assets are substantially transferred to the municipality, the lease is regarded as a finance lease and the asset recognised by the municipality. Where there is no substantial transfer of risks and rewards of ownership to the municipality, the lease is considered an operating lease and payments are expensed in the income statement on a systematic basis (straight line basis over the lease term).

Asset custodian)

The department that controls an asset, as well as the individual (asset custodian) that is responsible for the operations associated with such asset in the department, is identified by the respective Head of Department, recorded, and communicated on recognition of the asset.

Reliable measurement

Items recognised are those that possess a cost or fair value that can be reliably measured in terms of this policy.

(b) Policy statement

The municipality shall recognise all movable and immovable assets existing at the time of adoption of this policy and the development of new, upgraded and renewed assets on an on-going basis. Such assets shall be capitalised in compliance with prevailing accounting standards.

(c) Responsibilities

- The CFO, in consultation with the MM and Heads of Department, shall determine effective procedures for the recognition of existing and new assets.
- Every Head of Department shall ensure that all assets under their control are correctly recognised as assets.
- The CFO shall keep a lease register with the following minimum information: name of the lessor, description of the asset, fair value of the asset at inception of the lease, lease commencement date, lease termination date, economic useful life of the asset, lease payments, and any restrictions in the lease agreement.

11.2 CLASSIFICATION OF ASSETS

(a) Definitions and rules

Fixed asset categories

- Property, plant and equipment (which is broken down into groups of assets of a similar nature or function in the municipality's operations) (GRAP 17);
- Heritage assets (GRAP 103);
- Intangible assets (GRAP 31);
- Biological assets (GRAP 102/27);
- Capital Finance Lease assets (GRAP 13); and
- Investment property (GRAP 16).

Class of PPE

A class of PPE is defined as a group of assets of a similar nature or function in the municipality's operations. The total balance of each class of assets is disclosed in the notes to the financial statements.

PPE Asset hierarchy

An asset hierarchy is adopted for PPE which enables separate accounting of parts (or components) of the asset that are considered significant to the municipality from a financial point of view, and for other reasons determined by the municipality, including risk management (in other words, taking into account the criticality of components) and alignment with the strategy adopted by the municipality in asset renewal (for example the extent of replacement or rehabilitation at the end of life). In addition, the Municipality may aggregate relatively insignificant items to be considered as one asset. The structure of the hierarchy recognises the functional relationship of assets and components.

PPE: Infrastructure

Infrastructure assets are immoveable assets which are part of a network of similar assets that jointly provide service potential.

PPE: Community Property

Community property assets are immoveable assets contributing to the general well-being of the community, such as community halls and recreation facilities.

PPE: Building Property

PPE building property assets are buildings that are used for municipal operations such as administration buildings and rental stock or housing not held for capital gain.

PPE: Other Assets

Movable assets are by nature stand-alone assets which are not directly attached or associated with an item of immovable assets and are utilised in an enabling or assisting role on a day-to-day basis.

Heritage assets

Heritage assets are assets of cultural, historic or environmental significance, such as monuments, nature reserves, and works of art. Some heritage assets have more than one purpose, e.g. a historical building which, in addition to meeting the definition of a heritage asset, is also used as office accommodation. The municipality must use its judgement to make such an assessment. The asset should be accounted for as a heritage asset if, and only if, the definition of a heritage asset is met, and only if an insignificant portion is held for use in the production or supply of goods or services or for administrative purposes. If a significant portion is used for production, administrative purposes or supply of services or goods, the asset shall be accounted for in accordance with the Standard of GRAP on PPE.

Intangible assets

Intangible assets are defined as identifiable non-monetary assets without physical substance. Examples are licenses/rights, (such as water licenses), servitudes, and software.

An asset meets the criterion of being identifiable in the definition of an intangible asset when it:

a) is separable, i.e. is capable of being separated or divided from the municipality and sold, transferred, licensed, rented or exchanged, either individually or together with a related contract, asset or liability, or
b) arises from contractual rights (including rights arising from binding arrangements) or other legal rights (excluding rights granted by statute), regardless of whether those rights are transferable and separable from the municipality or from other rights and obligations.

However, if the municipality is of the opinion that even though a servitude may meet the definition of an intangible asset, it is essential to the operation of a tangible asset. For example, where the municipality would not be able to construct or operate infrastructure on land that it does not own without acquiring certain rights from the landowner. Therefore the municipality may be of the opinion that it would be more appropriate to include the cost of the servitude in the cost of the tangible asset rather than recognising a separate intangible asset. In such cases servitudes will be accounted for as PPE by applying GRAP 17, and componentisation may be required as the values, nature and the useful life of the servitude and the tangible asset are different.

Servitudes

Where municipalities establish servitudes as part of the registration of a township, the associated rights are granted in statute and are specifically excluded from the standard on intangible assets. Such servitudes cannot be sold, transferred, rented or exchanged freely and are not separable from the municipality. Consequently such servitudes are not recognised in the asset register.

Servitudes that are created through acquisition (including by way of expropriation or agreement) can be recognised as an intangible asset at cost. The municipality may include the servitude in the cost of the PPE if it is essential to the construction or operation of the asset (such as in the case of pipes).

Investment property

Investment property is defined as property (land and/or a building, or a part thereof) held (by the owner or the lessee under a finance lease) to earn rentals or for capital appreciation, or both (rather than for use in the production or supply of goods or services or for administration purposes or sale in the ordinary course of operations). An example of investment property is office parks that are rented out. There is no asset hierarchy for investment property; each functional item will be individually recorded. Land held for a currently undetermined use is recognised as investment property until such time as the use of the land has been determined.

A property is only classified as investment property if the main purpose and most significant use of the property is to earn rental or for capital appreciation. For example, when a municipality owns a building, mainly used for the delivery of social housing but rents out a floor of the building to shops, banks and other external parties, the building should be accounted for as property, plant and equipment as its main purpose and most significant use is the provision of social services. This should be the case irrespective of whether the rental earned from the one floor of the building is significant in relation to the rental earned from the remainder of the building.

Biological Assets

Biological assets are living animals or plants as per the definition in the GRAP on Agriculture.

(b) Policy statement

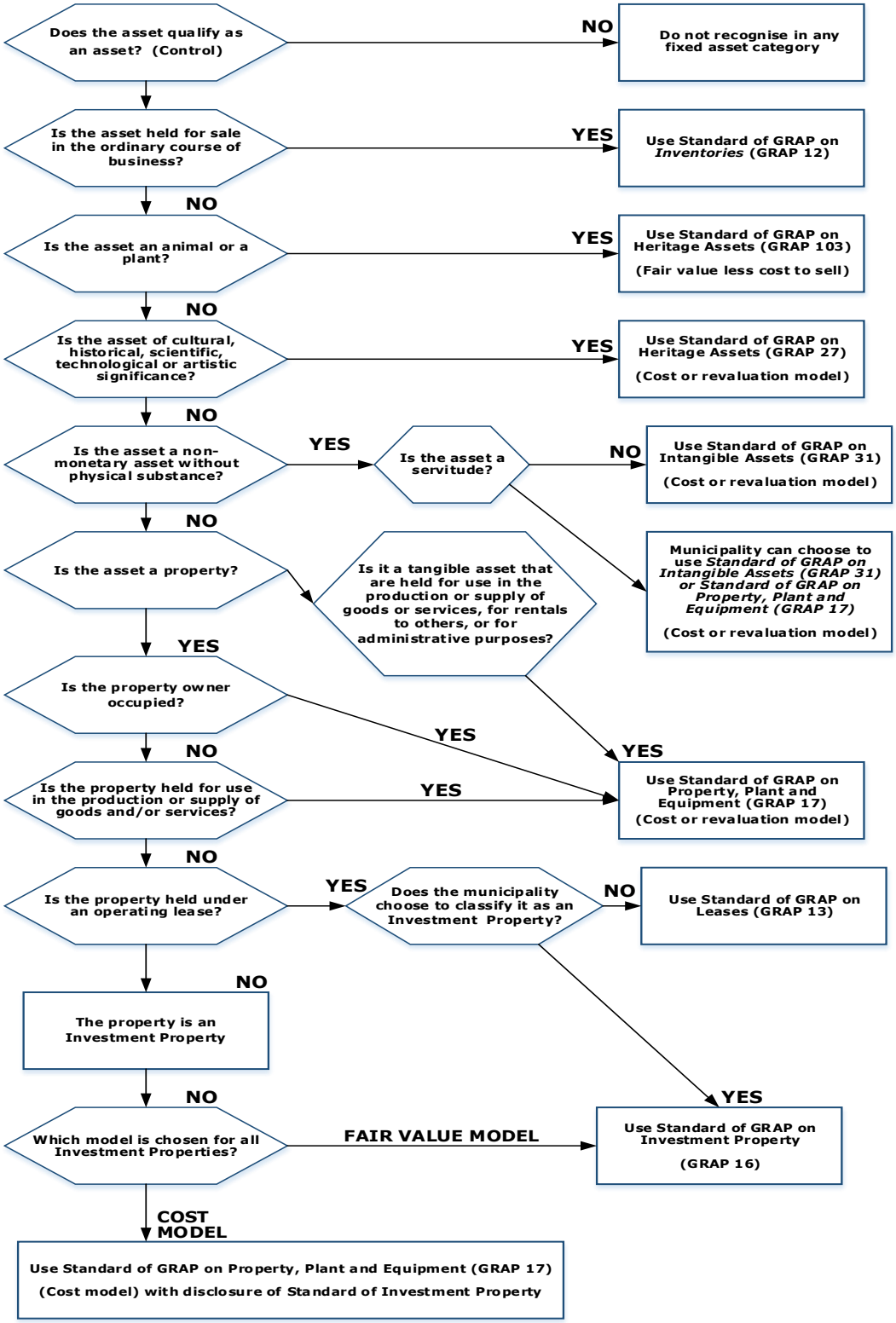
Asset hierarchies shall be adopted for each of the asset groups, separately identifying items of PPE at component level that are significant from a financial or risk perspective, and, where applicable, grouping items that are relatively insignificant. Investment Property and Intangible assets are not required to be componentised.

PPE shall be disclosed in the financial statements at the sub-category level.

A committee to be nominated by Council will consider the recognition of assets as heritage assets and motivate their recommendation for adoption by Council.

Annexure A indicates the hierarchy structure for immovable assets while **Annexure B** indicates the hierarchy structure for movable assets.

Figure 2 – Decision tree – Classification of assets



(c) Responsibilities

- The CFO shall ensure that the classification of assets adopted by the municipality complies with the statutory requirements.

- The CFO shall consult with the MM and Head of Department responsible for assets to determine an effective and appropriate asset hierarchy for each class of immovable PPE to component level and record such in the Asset Management procedures document.
- Every Head of Department shall ensure that all assets under their control are classified correctly within the classification adopted by the municipality.
- Every Head of Department shall advise the CFO when assets should be re-classified.

11.3 IDENTIFICATION OF ASSETS

(a) Definitions and rules

Immovable asset coding

An asset coding system is the means by which the municipality is able to uniquely identify each immovable asset (at the lowest level in the adopted asset hierarchy) in order to ensure that it can be accounted for on an individual basis.

Barcoding system

A barcoding system will be used for movable assets as the means by which the municipality is able to uniquely identify each movable asset in order to ensure that it can be accounted for on an individual basis, which will also assist with the subsequent verification process of movable assets.

(b) Policy statement

A coding system shall be adopted and applied that will enable each immovable asset (with PPE at the lowest level in the adopted asset hierarchy) to be uniquely and readily identified. Similarly a barcoding system shall be adopted for movable assets.

(c) Responsibilities

- The Municipal Manager shall develop and implement an asset coding system in consultation with the CFO and other Heads of Department to meet the policy objective.
- Heads of Department shall ensure that all immovable assets under their control are correctly coded.
- Heads of Department shall ensure that all movable assets under their control are barcoded.

11.4 ASSET REGISTER

(a) Definitions and rules

Asset register

A fixed asset register is a database with information relating to each asset. The fixed asset register is structured in line with the adopted classification structure. The scope of data in the register is sufficient to facilitate the application of the respective accounting standards for each of the asset classes, and the strategic and operational asset management needs of the municipality.

Procurement of assets

All assets acquired must be in terms of the capital budget and assets must be procured in such a way that:

- a proper need for the asset was identified;
- procurement documentation supports the format adopted for the asset register and the asset hierarchy; and
- proper and approved procurement procedures are adhered to in terms of the Supply Chain Management Policy.

Authorisation for procurement should be as per the Municipalities' delegation of authority and payment for assets should be in accordance with the financial policies and regulations of the Council.

Updating data in the asset register

The fixed asset register is updated by an Asset Accountant only when authorised and instructed to. The Asset Accountant is precluded from being a custodian of any asset.

(b) Policy statement

A fixed asset register shall be established in an electronic system to provide the data required by the municipality to effectively apply the applicable accounting standards, as well as other data considered by the municipality to be necessary to support strategic asset management planning and operational management needs. The asset register shall be updated and reconciled to the general ledger on a regular basis, which will be reconciled to the financial statements at year end.

(c) Responsibilities

- The CFO shall define the format of the ifixed asset register in consultation with the Municipal Manager, and the respective Head of Department, and shall ensure that the format complies with the prevailing accounting standards and disclosure requirements.
- Heads of Department shall provide the CFO with the data required to establish and update the asset register in a timely fashion.
- The CFO shall establish procedures to control the completeness and integrity of the asset register data.
- The CFO shall ensure proper application of the control procedures.

11.5 MEASUREMENT AT RECOGNITION

(a) Definitions and rules

Measurement at recognition of PPE

An item of PPE that qualifies for recognition is measured at cost. Where an asset is acquired through a non-exchange transaction (for example in the case of donated or developer-created assets), its cost is deemed to be its fair value at the date of acquisition. In cases where it is impracticable to establish the cost of an item of PPE, such as on recognising PPE for which there are no records, or records cannot be linked to specific assets, its cost is deemed to be its fair value.

Measurement at recognition of investment property

Investment property will be measured at cost including transaction cost at initial recognition. However, where an investment property was acquired through a non-exchange transaction (i.e. where the investment property was acquired for no or nominal value), its cost is its fair value at the date of acquisition.

Measurement at recognition of intangible assets

Intangible assets will be measured at cost at initial recognition. Where assets are acquired for no or nominal consideration, the cost is deemed to equal the fair value of the asset on the date acquired.

Measurement at recognition of heritage assets

Heritage assets will be measured at cost at initial recognition. Where assets are acquired for no or nominal consideration, the cost is deemed to equal the fair value of the asset on the date acquired.

If the municipality holds an asset that might be regarded as a heritage asset but which, on initial recognition, does not meet the recognition criteria of a heritage asset because it cannot be reliably measured, relevant and useful information about it shall be disclosed in the notes to the financial statements as follows:

- A description of the heritage asset or class of heritage assets.
- The reason why the heritage asset or class of heritage assets could not be measured reliably.
- On disposal of the heritage asset or class of heritage assets, the compensation received and the amount recognised in the statement of financial performance.

Measurement at recognition of biological assets

Biological assets shall be measured on initial recognition and at each reporting date at its fair value less costs to sell.

Fair value

Fair value is defined as the amount for which an asset could be exchanged, or a liability settled, between knowledgeable, willing parties in an arm's length transaction. Market based evidence by appraisal can be used where there is an active and liquid market for assets (for example land and some types of plant and equipment). In the case of specialised buildings (such as community buildings) and infrastructure where there is no such active and liquid market, a depreciated replacement cost (DRC) approach may be used to identify the fair value. The appraisal of the fair value of assets is normally undertaken by a member of the valuation profession, who holds a recognised and relevant professional qualification and has appropriate knowledge and experience in valuation of the respective assets.

Cost of an item of PPE

The capitalisation value comprises of:

(i) the purchase price including import duties and non-refundable purchase taxes, after deducting trade discounts and rebates and

(ii) any directly attributable costs necessary to bring the asset to its location and condition necessary for it to be operating in the manner intended by the municipality, plus

(iii) an initial estimate of the costs of dismantling and removing the item and restoring the site on which it is located.

VAT is excluded (unless the municipality is not allowed to claim input VAT paid on purchase of such assets - in such an instance, the municipality should capitalise the cost of the asset together with VAT).

Directly attributable costs

Directly attributable costs are defined as:

- cost of employee benefits arising directly from the construction or acquisition of the item.
- costs of site preparation;
- initial delivery and handling;
- installation and assembly costs;
- commissioning (cost of testing the asset to see if the asset is functioning properly, after deducting the net proceeds from selling any item produced while bringing the asset to its current condition and location);
- professional fees (for example associated with design fees, supervision, and environmental impact assessments) (in the case of all asset classes); and
- Proper transfer taxes (in the case of all asset classes).

Costs associated with heritage assets

Costs incurred to enhance or restore a heritage asset to preserve its indefinite useful life should be capitalised as part of the cost of the asset. Such costs should be recognised in the carrying amount of the heritage asset as incurred.

Depreciated replacement cost

If no evidence is available to determine the market value in an active and liquid market of an item of property, the fair value of the item may be established by reference to other items with similar characteristics, in similar circumstances and location. In many cases, the depreciated replacement cost of an asset can be established by reference to the buying price of a similar asset with similar remaining service potential in an active and liquid market. In some cases, an asset's reproduction cost will be the best indicator of its replacement cost. For example, in the event of loss, a parliament building may be reproduced rather than replaced with alternative accommodation because of its significance to the community.

Changes in the existing decommissioning or restoration cost included in the cost of an item

Most PPE are considered assets in perpetuity in that they will generally be renewed or replaced at the end of their useful life. In the event that there is a statutory (and material) obligation to decommission or restore an asset at the end of its useful life (such as at a landfill site), provision has to be made for such costs. Changes in the measurement of an existing decommissioning cost or restoration cost as a result of changes in the estimated timing or amount of the outflow of resources embodying economic benefits or service potential required to settle the obligation, should be treated as follows:

1. If the cost model is used -
    - Changes in the liability shall be added to or deducted from the cost of the related asset.
    - If the amount deducted from the cost of the asset exceeds the carrying amount of the asset, the excess shall be recognised immediately in surplus or deficit.

- If the adjustment results in an addition to the cost of an asset, the municipality should consider whether this is an indication that the carrying amount may not be recoverable. In this case the municipality should test the asset for impairment.

2. If the revaluation model is used -
    - A decrease in the liability shall be credited to the revaluation surplus, except that it shall be recognised in the surplus or deficit to the extent that it reverses a revaluation deficit on the asset that was previously recognised in the surplus or deficit; and
    - an increase in the liability shall be recognised in surplus or deficit, except that it shall be debited to the revaluation surplus to the extent that any credit balance may exist in the revaluation surplus in respect of the asset.
    - If the decrease in liability exceeds the carrying amount that would have been recognised if the asset has been carried under the cost model, the excess shall be recognised immediately in the surplus or deficit.
    - If the change in liability is an indication that the asset may have to be re-valued in order to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the reporting date. Any such revaluation shall be taken into account in determining the amounts to be taken to surplus or deficit and net assets as discussed above. If a revaluation is necessary, all assets of that class shall be revalued.
    - The change in the revaluation surplus arising from the change in the liability shall be separately identified and disclosed in the face of the statement of changes in net assets.

Exchanged PPE assets

In cases where assets are exchanged, the cost is deemed to be the fair value of the acquired asset and the disposed asset is de-recognised. If the acquired asset is not measured at its fair value, its cost price will be the carrying amount of the asset given up.

Finance leases

A finance lease is recognised by the municipality (the lessee) at the commencement of a lease term as an asset and liability in the statement of financial position at amounts equal to the fair value of the leased property or, if lower, the present value of the minimum lease payments, each determined at the inception of the lease.

The discount rate to be used in calculating the present value of the minimum lease payments is the interest rate implicit in the lease contract, if this is practicable to determine; if not, the lessee's incremental borrowing rate shall be used. Any initial direct cost of the lessee is added to the amount recognised as an asset.

Self-constructed immovable PPE

Self-constructed assets relate to all assets constructed by the municipality itself or another party on instructions from the municipality. All assets that can be classified as immovable assets and that are constructed by the municipality should be recorded in the asset register and each component that is part of this asset should be depreciated over its estimated useful life for that category of asset.

Proper records should be kept such that all costs associated with the establishment of these assets are completely and accurately accounted for as capital under construction, and upon completion of the asset, all costs (both direct and indirect) associated with the construction of the asset are aggregated and capitalised in the asset register.

Construction of future investment property

If property is developed for future use as an investment property, such property shall in every respect be accounted for as investment property.

Borrowing costs

Borrowing costs are interest and other costs incurred by the municipality from borrowed funds. The items that are classified as borrowing costs include interest on bank overdrafts and short-term and long-term borrowings, amortisation of premiums or discounts associated with such borrowings, amortisation of ancillary costs incurred in connection with the arrangement of borrowings; finance charges in respect of finance leases and foreign exchange differences arising from foreign currency borrowings when these are regarded as an adjustment to interest costs. An entity has the option to recognise all borrowing costs as an expense in the period in which they are incurred, or if the allowed alternative is selected, an entity shall recognise borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset as part of the cost of that asset. Where an entity adopts the allowed alternative treatment, that treatment shall be applied consistently to all borrowing costs that are directly attributable to the acquisition, construction, or production of all qualifying assets of the entity.

Deferred payment

The cost of an asset is the cash equivalent at the recognition date. If the payment of the cost price is deferred beyond normal credit terms, the difference between the cash price equivalent (the total cost price is discounted to the asset's present value as at the transaction date) and the total payment is recognised as an interest expense over the period of credit unless such interest is recognised in the carrying value of the asset in accordance with the Standard on Borrowing Costs, GRAP 5.

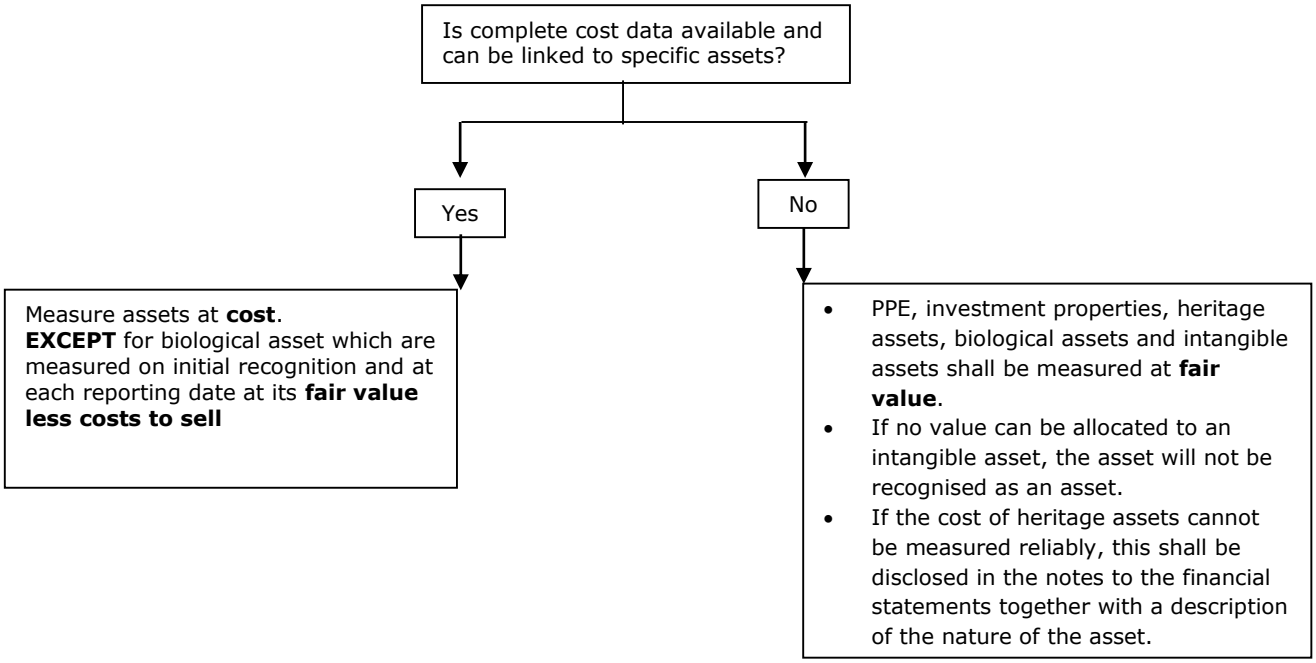
(b) Policy statement

PPE, intangible assets and investment property that qualify for recognition shall be capitalised at cost**.** Interest on deferred payments will be capitalised to the extent to which it relates to a qualifying asset. Biological assets that qualify for recognition shall be capitalised at fair value less costs to sell.

In cases where complete cost data is not available or cannot be reliably linked to specific assets:-

- The fair value of PPE infrastructure, community facilities, building property shall be adopted on the basis of depreciated replacement cost.
- If the cost of heritage assets cannot be measured reliably, this should be disclosed in the notes to the financial statements together with a description of the nature of the asset.
- Investment property and intangible assets (associated with immovable assets) shall be measured at fair value on date of acquisition. If no fair value can be allocated to the intangible asset, the asset will not be recognised as an asset.

Figure 3: Measurement at initial recognition



(c) Responsibilities

- The CFO, in consultation with the Municipal Manager and Heads of Department, shall determine effective procedures for the capitalisation of assets on recognition.
- Every Head of Department shall ensure that all assets under their control are correctly capitalised.
- Every Head of Department shall advise the CFO of any deferred payments from the municipality, providing the relevant details of such.

11.6 MEASUREMENT AFTER RECOGNITION

(a) Definitions and rules

Options

Accounting standards allow measurement after recognition of assets as follows:

- PPE, heritage assets and intangible assets: on either a cost or revaluation model; and
- Investment Property: either cost model or the fair value model.

Different models can be applied, providing the treatment is consistent per asset class.

Cost model

When the cost model is adopted, a fixed asset is carried after recognition at its cost less any accumulated depreciation and any accumulated impairment losses.

Revaluation model

When the revaluation model is adopted an asset is carried after recognition at a re-valued amount, being its fair value at the date of revaluation less any subsequent accumulated depreciation and subsequent accumulated impairment losses. Revaluations are made with sufficient regularity to ensure that the carrying amount does not differ materially from that which would be determined using fair value at the reporting date. When revaluations are conducted, the entire class of assets should be re-valued.

If the carrying amount of an asset is increased as a result of a revaluation, the increase shall be credited directly to a revaluation surplus. However, the increase shall be recognised in surplus or deficit to the extent that it reverses a revaluation decrease of the same asset previously recognised in surplus or deficit.

If the carrying amount of an asset is decreased as a result of a revaluation, the decrease shall be recognised in surplus or deficit. However, the decrease shall be debited directly in net assets to the extent of any credit balance existing in the revaluation surplus in respect of that asset. The decrease recognised directly in net assets reduces the amount accumulated in net assets under the heading revaluation surplus.

When an asset is revalued, any accumulated depreciation at the date of the revaluation is treated in one of the following ways:

- Restated proportionately with the change in the gross carrying amount of the asset after revaluation equals its revalued amount. This method is often used when an asset is revalued by means of applying an index to its depreciated replacement cost.
- Eliminated against the gross carrying amount of the asset and the net amount restated to the revalued amount of the asset.

The revaluation surplus is transferred to the Accumulated Surpluses/ (Deficits) Account on de-recognition of an asset. An amount equal to the difference between the new (enhanced) depreciation expense and the depreciation expenses determined in respect of such asset before the revaluation in question may be transferred from the Revaluation Reserve to the municipality's Accumulated Surplus/Deficit Account. An adjustment of the aggregate transfer is made at the end of each financial year.

Investment property

When the fair value model is adopted, all investment property should be measured at its fair value except when the fair value cannot be determined reliably on a continuing basis. The gain or loss from the change in fair value of investment property shall be included in the surplus or deficit for the period in which it arises. The fair value of the investment property shall reflect market conditions at the reporting date. Investment property shall be valued on an annual basis when the fair value model is adopted. All fair value adjustments shall be included in the surplus or deficit for the financial year. If a municipality selects the cost model to measure all of its investment property, it does so in accordance with the Standard of GRAP on Property, Plant and Equipment, i.e., at cost less any accumulated depreciation and any accumulated impairment losses.

Statutory inspections

The cost of a statutory inspection that is required for the municipality to continue to operate immovable PPE is recognised at the time the cost is incurred, and any remaining carrying amount of the cost of the previous inspection is de-recognised.

Major inspection

Major inspections will be recognised at the value of the major inspection

Expenses to be capitalised

Expenses incurred in the enhancement of PPE (in the form of improved or increased services or benefits flowing from the use of such asset), or in the material extension of the useful operating life of assets are capitalised. Such expenses are recognised once the municipality has beneficial use of the asset (be it new, upgraded, and/or renewed) – prior to this, the expenses are recorded as work-in-progress. Expenses incurred in the maintenance or repair (reinstatement) of PPE that ensures that the useful operating life of the asset is attained, are considered as operating expenses and are not capitalised, irrespective of the quantum of the expenses concerned.

Spares

The location of capital spares shall be amended once they are placed in service, and re-classified to the applicable immovable PPE asset sub-category. Depreciation on the capital spares will commence once the items are placed in service as this is when they are in the location and condition necessary for them to be capable of operating in the manner intended by management.

(b) Policy statement

Measurement after recognition shall be on the following basis:-

- PPE: cost model.
- Heritage assets: cost model.
- Investment property: Cost model
- Intangible assets: cost model.

(c) Responsibilities

- The CFO, in consultation with the Municipal Manager and Heads of Department, shall determine effective procedures for the ongoing capitalisation of assets after recognition.
- Every Head of Department shall ensure that all capital expenses associated with assets under their control are correctly capitalised.
- Every Head of Department shall ensure that revaluations and fair value adjustments are conducted where applicable to assets under their control.

11.7 DEPRECIATION

(a) Definition and rules

Depreciation

Depreciation is the systematic allocation of the depreciable amount of an asset over its remaining useful life. The amortisation of intangible assets is identical.

Land and servitudes are considered to have unlimited life; therefore they are not depreciated. Heritage assets and are also not depreciated.

Depreciable amount

The depreciable amount is the cost of an asset, or other amount substituted for cost, less its residual value.

Residual value

The residual value is the estimated amount that the municipality would currently obtain from disposal of the asset after deducting the estimated costs of disposal, if the asset was already of the age and in the condition expected at the end of its useful life.

The residual values of assets are indicated in **Annexure C** and **D** in the form of a percentage. In the case of assets measured after recognition on the cost model, the percentage is of the initial cost of acquisition. In the case of assets measured after recognition on the revaluation model, the percentage is of the modern equivalent replacement value.

Depreciation method

Depreciation of PPE is applied at the component level. A range of depreciation methods exist and can be selected to model the consumption of service potential or economic benefit (for example the straight line method, diminishing amount method, fixed percentage on reducing balance method, sum of the year digits method, production unit method). The approach used should reflect the consumption of future economic benefits or service potential, and should be reviewed annually where there has been a change in the pattern of consumption.

Remaining useful life

The remaining useful life of a depreciable PPE asset is the time remaining until an asset ceases to provide the required standard of performance or economic usefulness.

The remaining useful life of all depreciable immovable PPE assets at initial recognition is the same as the expected useful life indicated in **Annexure A**. These figures have been established using available information on industry norms, experience of local influencing factors (such as climate, geotechnical conditions, and operating conditions), the life-cycle strategy of the municipality, potential technical obsolescence, and any legal limits on the use of the immovable assets. .

Intangible assets with an indefinite useful life

An intangible asset with an indefinite useful life will not be amortised. Impairment testing shall be performed on these assets on an annual basis and whenever there is an indication that the assets might be impaired, comparing its recoverable amount with its carrying amount.

Remaining useful life

The remaining useful life (RUL) of a depreciable PPE asset is the time remaining until an asset ceases to provide the required standard of performance or economic usefulness.

The remaining useful life of all depreciable immovable PPE assets at initial recognition is the same as the expected useful life indicated in **Annexure C** above. The remaining useful life of all depreciable movable PPE assets that are new, or are considered to have been renewed, at initial recognition is the same as the expected useful life indicated in **Annexure D**.

Annual review of remaining useful life

The remaining useful lives of depreciable PPE are reviewed every year at the reporting date. Changes may be required as a result of new, updated or more reliable information being available. Changes may also be required as a result of impairments (as contemplated in **Section 11.8** of this policy). Depreciation charges in the current and future reporting periods are adjusted accordingly, and are accounted for as a change in an accounting estimate.

Depreciation method

Depreciation of PPE is applied at the component level. A range of depreciation methods exist and can be selected to model the consumption of service potential or economic benefit (for example the straight line method, diminishing amount method, fixed percentage on reducing balance method, sum of the year digits method, production unit method). The approach used should reflect the consumption of future economic benefits or service potential, and should be reviewed annually where there has been a change in the pattern of consumption.

Depreciation charge

Depreciation starts once an asset is available for use, when it is in the location and condition necessary for it to be capable of operating in the manner intended by management. Depreciation of an assets ceases at the earlier of the date that the asset is classified as held for sale (in accordance with the standard of GRAP on Non-current Assets Held for Sale and Discontinued Operations) and the date the asset is derecognised.

Carrying amount

The carrying amount is the cost price / fair value amount after deducting any accumulated depreciation and accumulated impairment losses.

Capital spares

Depreciation on capital spares will commence once the items are placed in service as this is when they are in the location and condition necessary for them to be capable of operating in the manner intended by management.

Finance lease

Depreciable assets financed through a finance lease will give rise to a depreciation expense and finance cost which will occur for each accounting period. The depreciation policy for depreciable leased assets shall be consistent with the policy of depreciable owned assets, and the depreciation recognised shall be calculated in accordance with the Standard on Property, Plant and Equipment, GRAP 17. If there is no reasonable certainty that the municipality will obtain ownership by the end of the lease term, the asset shall be fully depreciated over the shorter of the lease term and its useful life. If there is certainty that the municipality will obtain ownership by the end of the lease term, the asset will be fully depreciated over the asset's useful life.

(b) Policy statement

All PPE, except land, servitudes and heritage assets, shall be depreciated over their remaining useful lives. All intangible assets, other than intangibles with an indefinite useful life, shall be amortised over their remaining useful lives. All investment property, excluding land, shall be depreciated over their remaining useful lives. The method of depreciation / amortisation shall be reviewed on an annual basis, though the straight line basis shall be used in all cases unless Council determines otherwise. The existence, remaining useful lives and residual values shall also be reviewed at each reporting date.

(c) Responsibilities

- The Heads of Department shall ensure that a budgetary provision is made for the depreciation of assets in the ensuing financial year, in consultation with the CFO.
- The CFO shall indicate a fixed annual date for the review of the remaining useful life of assets under the control of the respective Heads of Department.
- Every Head of Department shall annually review the remaining useful life as well as the expected useful life and residual values stated in **Annexures C and D** and the depreciation method of PPE that are under their control and motivate to the MM and CFO any adjustments if these are required, in the judgement of the Heads of Department.
- Changes should not be made on a continuous basis because the accounting principle of consistency would be violated.
- The CFO shall report changes made to the remaining useful life of assets in the asset register to the MM and Council.
- The CFO shall ensure that depreciation charges are debited on a monthly basis and that the fixed asset register is reconciled with the general ledger.

11.8 IMPAIRMENT

(a) Definition and rules

Impairment

Impairment is defined as the loss in the future economic benefits or service potential of an asset, over and above the systematic recognition of the loss of the asset's future economic benefits or service potential through depreciation.

Indications of impairment

The municipality must review assets for impairment when one of the indicators below occurs or at least at the end of each reporting period. In assessing whether there is any indication that an asset may be impaired, an entity shall consider as a minimum the following indicators:

I. External sources of information:

- decline or cessation in demand;
- Significant long-term changes in the technological, legal or government policy environment;
- the carrying amount of the net assets of the entity is more than its market capitalisation; or
- market interest rates have increased during the period, and those increases are likely to affect the discount rate used in calculating an asset's value in use and decrease the asset's recoverable amount materially.
- a halt in construction could indicate an impairment. Where construction is delayed or postponed to a specific date in the future, the project may be treated as work in progress and not considered as halted.

ii. Internal sources of information:

- evidence of physical damage;
- evidence of obsolescence;
- significant changes with an adverse effect on the entity have taken place during the period, or are expected to take place in the near future, in the extent to which, or a manner in which, an asset is used or is expected to be used, including an asset becoming idle, plans to dispose of an asset before the previously expected date, and reassessing the useful life of an asset as finite rather than indefinite;
- cash flow for acquiring an asset or maintenance cost thereafter is higher than originally budgeted;
- the actual net cash flow or operating profit or loss flowing from an asset are significantly worse than those budgeted;
- a significant decline in budgeted net cash flow or operating profit, or a significant increase in the budget loss, flowing from the asset; or
- operating losses or net cash outflows for the asset, when current period amounts are aggregated with budgeted amounts for the future.

iii. Other indications, such as loss of market value.

Impairment of projects under construction

In assessing whether a halt in construction would trigger an impairment test, it should be considered whether construction has simply been delayed or postponed, whether the intention to resume construction in the near future or whether the construction work will not be completed in the foreseeable future. Where construction is delayed or postponed to a specific future date, the project may be treated as work in progress and is not considered as halted.

Intangible assets

The municipality must test all intangible assets associated with immovable PPE not yet available for use or which have an indefinite useful life for impairment. This impairment test may be performed at any time during the reporting period provided it is performed at the same time every year.

Investment property on the cost model

Investment property that is measured at cost less any accumulated depreciation and any accumulated impairment losses must be tested for impairment. This impairment test may be performed at any time during the reporting period provided it is performed at the same time every year.

Recoverable amount

The events and circumstances in each instance must be recorded. Where there are indications of impairment, the municipality must estimate the recoverable service amount of the asset and also consider adjustment of the remaining useful life, residual value, and method of depreciation.

Impairment loss

An impairment loss of a non-cash-generating unit or asset is defined as the amount by which the carrying amount of an asset exceeds its recoverable service amount. The recoverable service amount is the higher of the fair value less costs to sell and its value in use.

An impairment loss of a cash-generating unit (smallest group of assets that generate cash inflows) or asset is the amount by which the carrying amount of an asset exceeds its recoverable amount. The recoverable amount is the higher of the fair value less costs to sell and its value in use.

Non-cash-generating units

Non-cash-generating units are those assets (or group of assets) that are not held with the primary objective of generating a commercial return. This would typically apply to assets providing goods or services for community or social benefit. The recoverable amount is the higher of the asset's fair value less cost to sell and its value in use. It may be possible to determine the fair value even if the asset is not traded in an active market. If there is no binding sales agreement or active market for an asset, the fair value less cost to sell is based on the best information available to reflect the amount that an entity could obtain. However, sometimes it will not be possible to determine the fair value less cost to sell because there is no basis for making reliable estimates of the amount obtainable. For non-cash generating assets which are held on an on-going basis to provide specialised services or public goods to the community, the value in use of the assets is likely to be greater than the fair value less cost to sell. In such cases the municipality may use the asset's value in use as its recoverable service amount. The value in use of a non-cash generating unit/asset is defined as the present value of the asset's remaining service potential.

This can be determined using any of the following approaches:

- the Depreciated Replacement Cost (DRC) approach (and where the asset has enduring and material over-capacity, for example in cases where there has been a decline in demand, the Optimised Depreciated Replacement Cost (ODRC) approach may be used);
- the restoration cost approach (the Depreciated Replacement Cost less cost of restoration) – usually used in cases where there has been physical damage; or
- the service units approach (which could be used for example where a production units model of depreciation is used).

Where the present value of an asset's remaining service potential (determined as indicated above) exceeds the carrying value, the asset is not impaired – this will normally be the case unless there has been a significant event as indicated above.

Cash-generating units

Cash-generating units are those assets held with the primary objective of generating a commercial return. An asset generates a commercial return when it is deployed in a manner consistent with that adopted by a profit-oriented entity. Holding an asset to generate a "commercial return" indicates that an entity intends to generate positive cash inflows from the asset (or from part of the cash-generating unit of which the asset is a part) and earn a commercial return that reflects the risk involved in holding the asset. When the cost model is adopted, fair value is determined in accordance with the rules indicated for measurement after recognition. Costs to sell are the costs directly attributable to the disposal of the asset (for example agents fees, legal costs), excluding finance costs and income tax expenses. The value in use is determined by estimating the future cash inflows and outflows from the continuing use of the asset and net cash flows to be received or (paid) for the disposal of the assets at the end of its useful life, including factors to reflect risk in the respective cash-flows and the time value of money.

Judgement

The extent to which the asset is held with the objective of providing a commercial return needs to be considered to determine whether the asset is a cash generating or non-cash generating asset. An asset may be held with the primary objective of generating a commercial return even though it does not meet that objective during a particular reporting period. Conversely, an asset may be a non-cash-generating asset even though it may be breaking even or generating a commercial return during a particular reporting period. In some cases it may not be clear whether the primary objective of holding an asset is to generate a commercial return. In such cases it is necessary to evaluate the significance of the cash flows. It may be difficult to determine whether the extent to which the asset generates cash flows is so significant that the asset is a non-cash-generating- or a cash-generating asset. Judgement is needed in these circumstances.

Recognition of impairment

The impairment loss is recognised as an expense when incurred (unless the asset is carried at a re-valued amount, in which case the impairment is carried as a decrease in the Revaluation Reserve, to the extent that such reserve exists). After the recognition of an impairment loss, the depreciation charge for the asset is adjusted for future periods to allocate the asset's revised carrying amount, less its residual value (if any), on a systematic basis over its remaining useful life.

When no future economic benefit is likely to flow from an asset, it is derecognised and the carrying amount of the asset at the time of de-recognition, less any economic benefit from the de-recognition of the asset, is debited to the Statement of Financial Performance as a "Loss on Disposal of Asset".

In the event of compensation received for damages to an item of immovable PPE, the compensation is considered as the asset's ability to generate income and is disclosed under Sundry Revenue; and the asset is impaired/ de-recognised.

Reversing an impairment loss

The municipality must assess each year from the sources of information indicated above whether there is any indication that an impairment loss recognised in previous years may no longer exist or may have decreased. In such cases, the carrying amount is increased to its recoverable amount (providing that it does not exceed the carrying amount that would have been determined had no impairment loss been recognised in prior periods). Any reversal of an impairment loss is recognised as a credit in surplus or deficit.

(b) Policy statement

The municipality considers itself an entity whose primary objective is to provide goods and services for community or social benefit, and where positive cash flows are generated (such as from sale of trading services such as water services), these are with the view to support the primary objective rather than for financial return to equity holders. Consequently the municipality adopts the impairment treatment for non-cash generating units in the impairment of its PPE and associated intangible assets.

Impairment of assets shall be recognised as an expense in the Statement of Financial Performance when it occurs or at least at every reporting date. Ad-hoc impairment shall be identified as part of normal operational management as well as scheduled annual inspections of the assets.

(c) Responsibilities

- The CFO shall indicate a fixed annual date for the review of any impairment that may have occurred assets under the control of the respective Heads of Department.

- The Heads of Department shall review any impairment on the asset under their control at the annual review date, and from time to time as a result of any events that come to their attention that may have a material negative effect on the performance of these assets. The Head of Department shall motivate to the CFO proposed changes to the performance of such assets and the necessary impairments that need to be recognised on such assets.
- The CFO shall ensure that the fixed asset register is updated with the information received, relating to the impairment, from the financial management system where the impairment journals have been processed.
- The CFO shall report changes made to the carrying values of these assets in the asset register to the MM and Council.

11.9 DE-RECOGNITIONS AND DISPOSALS

(a) Definition and rules

Disposal

"Disposal" in relation to a capital asset, includes -

- the demolition, dismantling or destruction of the capital asset; or
- any other process applied to a capital asset which results in loss of ownership of the capital asset otherwise than by way of transfer of ownership;

Exempt assets

Capital assets transferred to another municipality or to a municipal entity or to a national or provincial organ of state in circumstances and in respect of categories of assets approved by the National Treasury, provided that such transfers are in accordance with a prescribed framework in terms of the Municipal Asset Transfer Regulations.

Non-exempt assets

Assets other than exempt assets.

De-recognition

Assets are de-recognised on disposal or when no future economic benefits or service potential are expected from its use or disposal. Where assets exist that have reached the end of their useful life yet they pose potential liabilities, the assets will not be de-recognised until the obligations under the potential liabilities have been settled.

The gain or loss arising from de-recognition of an item of immovable assets shall be included in surplus of deficit when the item is de-recognised.

PPE that is associated with the provision of basic services cannot be disposed without the approval of Council.

Government Gazette no.31346, Municipal asset transfer regulations, sets out the regulations regarding municipal asset transfers and disposals, for example type of assets that need approval to be disposed or transferred, timeframes, possible public participation requirements, considerations in approving the transfer or disposal and Council approval.

Read in conjunction with the Municipal Finance Management Act (MFMA) it is clear that a municipality may not transfer ownership as a result of a sale or other transaction or otherwise permanently dispose of a capital asset needed to provide the minimum level of basic municipal services unless that transfer is to an organ of state, and the following conditions must be met:

- Ownership in the capital asset (including replacements, upgrading and improvements made by the organ of state) must immediately revert to the municipality should the organ of state for any reason cease to or is unable to render the service;

- The organ of state may not without the written approval of the municipality:
  - Transfer, dispose of or encumber the capital asset (including replacements, upgrading and improvements made by the organ of state) in any way;
  - Grant a right to another person to use, control or manage the capital asset (including replacements, upgrading and improvements made by the organ of state);
- The transfer agreement must reflect the conditions above; and
- The organ of state must demonstrate the ability to adequately maintain and safeguard the asset.

If the combined value of any non-exempt capital assets a municipality intends to transfer or dispose of in any financial year exceeds 5% of the total value of its assets, as determined from its latest available audited AFS, a public participation process must be conducted to facilitate the determinations of the municipal council, in relation to all the non-exempt capital assets proposed to be transferred or disposed of during the year.

If the combined value of capital assets identified for transfer or disposal during the financial year *does not exceed* 5% of the total value of its assets, the municipality will have to assess whether each individual capital asset identified for transfer or disposal in that particular year is a high value capital asset. For each high value capital asset a public participation process must be followed.

If it appears that any or all of the assets are "high value", Council must be approached to authorise the public participation process.

"High value" threshold relating to an *individual capital* asset is determined as the lower of the following:
- R50 million; or
- 1% of the total value of all capital assets of the municipality; or otherwise
- a value determined by Council, provided that the value is less than (a) or (b).

Council may delegate the following powers and responsibilities to the MM:
- The decision as to whether the non-exempt capital asset is needed to provide a basic service;
- The power to approve in-principle that the non-exempt capital asset may be transferred or disposed of; and
- The authority to approve in-principle of the granting of a right to use a capital asset. This delegation does not extend however, to cover long-term high-value transactions.

Disposal of assets should be at fair value. If payment for the item is deferred, the consideration received is recognised initially at the cash price equivalent (the total proceeds discounted to the present value as at the transaction date). The difference between the nominal amount of the consideration and the cash price equivalent is recognised as interest revenue.

Disposal Management System

An effective system of disposal management for disposal or letting of assets, including unserviceable, redundant or obsolete assets, must be provided for in the Supply Chain Management Policy.

This must specify the ways in which assets may be disposed of, including by:
- transfer the asset to another organ of state in terms of a provision of the MFMA enabling the transfer of assets;
- transferring the assets to another organ of state at market related value or, when appropriate, free of charge;
- selling the asset; or
- destroying the asset.

PPE may be sold only at market related prices except when the public interest or the poor demands otherwise. When assets are traded in for other assets, the highest possible trade-in price must be negotiated.

Revaluation model

The revaluation surplus is transferred to the Accumulated Surpluses/ (Deficits) Account on de-recognition of an asset. An amount equal to the difference between the new (enhanced) depreciation expense and the depreciation expenses determined in respect of such immovable asset before the revaluation in question may be transferred from the Revaluation Reserve to the municipality's Accumulated Surplus/Deficit Account. An adjustment of the aggregate transfer is made at the end of each financial year.

(b) Policy statement

Fixed assets for which no future economic benefits or service potential are expected shall be identified and methods of disposal and the associated costs or income considered by Council. The carrying amount of the asset shall be de-recognised when no future economic benefits or service potential are expected from its use or its disposal. Where assets exist that have reached the end of their useful life yet they pose potential liabilities, the assets will not be de-recognised until the obligations under the potential liabilities have been settled.

Where an asset being de-recognised was previously revalued, the revaluation surplus is transferred to the Accumulated Surpluses/ (Deficits) Account on de-recognition of an asset.

(c) Responsibilities

- Fixed assets shall be derecognised only on the recommendation of the Head of Department controlling the asset, and with the approval of the Executive Committee. Where disposals for the year exceed 5% of the value of the total asset value, public participation is required for consideration of Council in approving the disposal or transfer.
  - Every Head of Department shall report to the CFO on assets which such Head of Department wishes to have de-recognised, stating in full the reason for such recommendation, indicating whether or not the assets are associated with the provision of basic services. The CFO shall consolidate all such reports, and shall promptly make a submission to the Executive Committee with a copy to the MM on the PPE to be de-recognised, the proposed method of disposal, and the estimated cost or income from such disposal. The Executive Committee shall consider the submission and make recommendations to the Council for adoption.
- Assets that are replaced in the nominal course of the life-cycle renewal should be de-recognised and removed from the asset register. The CFO shall, in consultation with the Executive Directors, identify assets that are replaced or renewed on a regular basis in the course of on-going life-cycle management, and recommend standardised disposal arrangements for the approval of the MM, Council and the executive committee. The Heads of Department shall report to the CFO and MM at the end of each financial year on the assets disposed in accordance with the standard arrangements.
- The MM, in consultation with the CFO and other Heads of Department shall formulate norms and standards from the replacement of all PPE.

11.10 INSURANCE OF ASSETS

(a) Definition and rules

Insurance provides selected coverage for the accidental loss of asset value. Generally, government infrastructure is not insured against disasters because relief is provided from the Disaster Fund through National Treasury. The municipality can however elect to insure certain infrastructure risks, though approval must be obtained from the Council. The CFO must conduct a risk assessment of all assets and after considering the risks involved, report to Council, which assets must be insured. The risk assessment must be based on a loss probability analysis and if there is no capacity within the municipality to conduct the analysis, the CFO should be authorised to obtain external professional assistance.

The municipality may elect to operate a self-insurance reserve, in which case the CFO shall annually determine the premiums payable by the departments or votes after having received a list of assets and insurable values of all relevant assets from the respective Heads of Department concerned.

Assets must be insured internally or externally and coverage must be based on the loss probability analysis. All insurance claims must be assessed by an official, charged with the responsibility for the insurance of assets, to determine whether the damage to the assets can be recovered from possible third parties involved. If the damage was caused by an identifiable third party the CFO should compile a report advising the Municipal Manager of the facts thereof and any possible further action.

(b) Policy statement

The municipality shall adhere to the disaster management plan for prevention and mitigation of disaster in order to be able to attract the disaster management contribution during or after disaster. The Council shall decide on insurance cover for iassets each financial year based on the recommendation from the MM after consultation with the CFO.

(c) Responsibilities

- The Municipal Manager shall consult with the CFO on the basis of insurance to be applied to each type of asset: either the carrying value or the replacement value of the asset concerned. The approach shall take due cognisance of the budgetary resources of the municipality, and where applicable asset classes shall be prioritised in terms of their risk exposure and value.
- The Municipal Manager shall advise Council on the insurance approach taken.
- In the event that the CFO is directed by Council to establish a self-insurance reserve, the CFO shall annually submit a report to the Council on any reinsurance cover which it is deemed necessary to procure for the municipality's self-insurance reserve.

12 POLICY FOR SAFEGUARDING

(a) Definitions and rules

The municipality is responsible for applying controls and safeguards to ensure that all assets are protected against improper use, loss, theft, malicious damage or accidental damage.

The existence of assets must be physically verified from time-to-time, and measures adopted to control their use, as follows:

- All above ground assets should be verified for existence and any changes in condition at least once a year. These inspections should be formally recorded and signed off and, where possible, shall be worked into the routine maintenance inspections. These inspections may be prioritised on a risk basis to give emphasis to assets approaching the end of their useful life and assets with a high value in relation to total assets (the threshold for high value will be determined by the CFO), whereas a sample basis may be adopted for long life or multiple assets of a similar nature;
- Performance data shall be reviewed for buried assets to identify possible changes in condition; and
- A detailed road condition survey shall be conducted every 5 years.

Every Head of Department shall at least once during every financial year undertake a comprehensive verification of all movable PPE controlled by or used by the department concerned. Every Head of Department shall promptly and fully report in writing to the CFO, in the format determined by the CFO, all relevant results of such verification.

This report in respect of the annual physical verification of movable assets shall:-

- Confirm the location of the asset;
- Confirm the physical description of the asset;
- Confirm the level of utilisation of the asset;
- Indicate the assessment of the condition of the asset (Condition Grade);
- Indicate the expected useful life of the asset (RUL); and
- The existence or absence of any physical impairment of the asset.

The municipality may allocate day-to-day duties relating to such control, verification and safekeeping to asset custodians, and record such in the asset register.

(b) Policy statement

An asset safeguarding plan shall be prepared for all assets indicating measures that are considered effective to ensure that all assets under the control of the municipality are appropriately safeguarded from inappropriate use or loss, including the identification of asset custodians for all assets. The impact of budgetary constraints on such measures shall be reported to Council. The existence, condition and location of all assets shall be verified annually (in line with the assessment of impairment).

(c) Responsibilities

- Each Head of Department shall prepare and submit to the CFO, upon request, an annual asset safeguarding plan for the assets under the control of their respective departments, indicating the budget required.
- The CFO shall confirm the available budget, and in consultation with the respective Head of Department, determine the impact of any budget shortfall. The CFO shall report the impacts to the Municipal Manager for review, and advise Council.
- Each Department Head shall implement the safeguarding plan within the resources made available.
- Each Head of Department shall report, within the time frame indicated by the CFO, the existence, condition, location and appropriate use of all assets under the control of their respective departments at the review date.
- Every Head of Department shall at least once during every financial year undertake a comprehensive verification of all immovable PPE controlled by or used by the department concerned.
- Every Head of Department shall promptly and fully report in writing to the CFO, in the format determined by the CFO, all relevant results of such immovable asset verification.
- Every Head of Department shall at least once during every financial year undertake a comprehensive verification of all movable PPE controlled by or used by the department concerned.
- Every Head of Department shall promptly and fully report in writing to the CFO, in the format determined by the CFO, all relevant results of such movable asset verification.
- Malicious damage, theft, and break-ins must be reported to the Municipal Manager or delegated person within 48 hours of its occurrence or awareness by the respective Head of Department.
- The Municipal Manager must report criminal activities to the South African Police Service.

13 POLICY FOR LIFE-CYCLE MANAGEMENT OF IMMOVABLE PPE ASSETS

(a) Definitions and rules

Service delivery

Immovable PPE assets (such as infrastructure and community facilities) are the means by which the municipality delivers a range of essential municipal services. Consequently the management of such assets is critical to meeting the strategic objectives of the municipality and in measuring its performance.

Asset management

The goal of asset management of immovable PPE is to meet a required level of service, in the most cost-effective manner, through the management of assets for present and future customers.

The core principles are:

- taking a life-cycle approach;
- developing cost-effective management strategies for the long-term;
- providing a defined level of service and monitoring performance;
- understanding and meeting the impact of growth through demand management and infrastructure investment;
- managing risks associated with asset failures;
- sustainable use of physical resources; and
- continuous improvement in the immovable PPE asset management practices.

(b) Policy statement

The municipality shall provide municipal services for which the municipality is responsible, at an appropriate level, and in a transparent, accountable and sustainable manner, in pursuit of legislative requirements and in support of its strategic objectives, according to the following core principles:

Effective governance

The municipality shall strive to apply effective governance systems to provide for consistent asset management and maintenance planning in adherence to and compliance with all applicable legislation to ensure that asset management is conducted properly, and municipal services are provided as expected.

To this end, the municipality shall:

- continue to adhere to all constitutional, safety, health, systems, financial and asset-related legislation;
- regularly review updates and amendments to the above legislation;
- review and update its current policies and by-laws to ensure compliance with the requirements of prevailing legislation; and
- effectively apply legislation for the benefit of the community.

Sustainable service delivery

The municipality shall strive to provide to its customers services that are technically, environmentally and financially sustainable.

To this end, the municipality shall:

- identify a suite of levels and standards of service that conform with statutory requirements and rules for their application based on long-term affordability to the municipality;
- identify technical and functional performance criteria and measures, and establish a commensurate monitoring and evaluation system;
- identify current and future demand for services, and demand management strategies;
- set time-based targets for service delivery that reflect the need to newly construct, upgrade, renew, and dispose infrastructure assets, where applicable in line with national targets;
- apply a risk management process to identify service delivery risks at asset level and appropriate responses;
- prepare and adopt a maintenance strategy and plan to support the achievement of the required performance;
- allocate budgets based on long-term financial forecasts that take cognisance of the full life-cycle needs of existing and future infrastructure assets and the risks to achieving the adopted performance targets;
- strive for alignment of the financial statements with the actual service delivery potential of the infrastructure assets; and
- implement its tariff and credit control and debt collection policies to sustain and protect the affordability of services by the community.

Social and economic development

The municipality shall strive to promote social and economic development in its municipal area by means of delivering municipal services in a manner that meet the needs of the various customer user-groups in the community.

To this end, the municipality shall:

- regularly review its understanding of customer needs and expectations through effective consultation processes covering all service areas;
- implement changes to services in response to changing customer needs and expectations where appropriate;
- foster the appropriate use of services through the provision of clear and appropriate information;
- ensure services are managed to deliver the agreed levels and standards; and;
- create job opportunities and promote skills development in support of the national Expanded Public Work Program (EPWP).

Custodianship

The municipality shall strive to be a responsible custodian and guardian of the community's assets for current and future generations.

To this end, the municipality shall

- establish a spatial development framework that takes cognisance of the affordability to the municipality of various development scenarios;
- establish appropriate development control measures including community information;
- cultivate an attitude of responsible utilisation and maintenance of its assets, in partnership with the community;
- ensure that heritage resources are identified and protected; and
- ensure that a long-term view is taken into account in infrastructure asset management decisions.

Transparency

The municipality shall strive to manage its infrastructure assets in a manner that is transparent to all its customers, both now and in the future.

To this end, the municipality shall:

- develop and maintain a culture of regular consultation with the community with regard to its management of infrastructure in support of service delivery;
- clearly communicate its service delivery plan and actual performance through its Service Delivery and Budget Implementation Plan (SDBIP);
- avail salient information on asset management performance and planning; and
- continuously develop the skills of councillors and officials to effectively communicate with the community with regard to service levels and standards.

Cost-effectiveness and efficiency

The municipality shall strive to manage its infrastructure assets in an efficient and effective manner.

To this end, the municipality shall:

- assess life-cycle options for proposed new infrastructure in line with the Supply Chain Management Policy;
- regularly review the actual extent, nature, utilisation, criticality, performance and condition of infrastructure assets to optimise planning and implementation works;
- assess and implement the most appropriate maintenance of infrastructure assets to achieve the required network performance standards and to achieve the expected useful life of infrastructure assets;
- continue to secure and optimally utilise governmental grants in support of the provision of free basic services;
- implement new and upgrading construction projects to maximise the utilisation of budgeted funds;
- ensure the proper utilisation and maintenance of existing assets subject to availability of resources;
- establish and implement demand management plans;
- timeously renew infrastructure assets based on condition, capacity, performance, risk exposure, and cost;
- timeously dispose of infrastructure assets that are no longer in use;
- review management and delivery capacity, and procure external support as necessary;
- establish documented processes, systems and data to support effective life-cycle infrastructure asset management;
- strive to establish a staff contingent with the required skills and capacity, and procure external support as necessary; and
- conduct regular and independent assessments to support continuous improvement of infrastructure asset management practice.

(c) Responsibilities

- Upon adoption of this policy by Council, the MM shall meet regularly with the CFO and Heads of Department and to take measures to effectively implement this policy, and to report to Council on progress made at a frequency indicated by Council.
- Heads of Department shall develop, and update at regular intervals to be determined by the MM in consultation with the CFO and Heads of Department, an Asset Management Plan (AMP) for each service involving immovable PPE that shall assess levels and standards of service, future demand, risk, determine a lifecycle plan for a minimum 10 year planning horizon, and identify management practice improvement needs (3 year horizon). The AMPs will be submitted through the

MM to Council for adoption. AMPs shall be used to inform the preparation of a CMIP and budgets through the IDP process. The time frame for the first time implementation of this will be determined by the MM in consultation with the CFO and Heads of Department.

- The CFO shall, in consultation with Heads of Department, determine grading scales for the measurement of asset condition, performance, cost-of–operation, and utilisation for that are common and applicable to all services. Where necessary, the Heads of Department shall interpret the grading scales for the immovable PPE assets under their control. Heads of Department shall determine the grading of all immovable PPE assets under their control at a level of accuracy considered appropriate to the municipality's resources, at intervals to be determined by the MM in consultation with the CFO and Heads of Department.
- Heads of Department shall prepare, and review at regular intervals to be determined by the MM in consultation with the CFO and Heads of Department, an Operations and Maintenance Strategy and Plan, and submit such, through the MM, to Council for adoption. The municipality shall engage contractors when necessary to support in the implementation of maintenance actions and adopt a system that assists in managing such maintenance. The time frame for the first time implementation of this will be determined by the MM in consultation with the CFO and Heads of Department.
- Heads of Department shall determine detailed service performance measures (differentiated, where applicable for identified customer groups), and submit such, through the MM, to Council for adoption and inclusion in the Services Delivery and Budget Implementation Plan. Heads of Department shall establish a monitoring regime, and report actual performance each financial year. The time frame for the first time implementation of this will be determined by the MM in consultation with the CFO and Heads of Department.
- The MM shall establish procedures to ensure that legislative requirements regarding the management of immovable PPE assets, including but not limited to health and safety, and environmental protection, are documented and advised to Heads of Department. Heads of Department shall address legislative needs in their strategies and plans, and shall enforce implementation.
- Review the municipality's Risk Management framework to ensure that it is effective for the management of physical risks to infrastructure and buildings. Important actions shall be identified and implemented. The Heads of Department shall report risk exposure relating to their respective assets each financial year.

14 POLICY IMPLEMENTATION

Procedures shall be prepared and adopted by the Municipal Manager, in consultation with the CFO and Heads of Department, to give effect to this policy.

ANNEXURE A: IMMOVABLE ASSET HIERARCHY

The following asset categories, sub-categories and groups shall be used at the highest level of the classification structure for immovable assets:

Table 1 - Asset categories, sub-categories and groups

ASSET CATEGORY	ASSET SUB-CATEGORY	ASSET GROUP
INFRASTRUCTURE ASSETS (INCLUDING LAND)	ELECTRICITY NETWORK	HV NETWORK (>33kV)
		MV NETWORK (<=33kV)
		LV NETWORK (<1000V)
	ROADS AND STORMWATER NETWORK	ROAD
		ROAD STRUCTURES
		ROAD FURNITURE
		STORMWATER
	WATER SUPPLY NETWORK	BOREHOLES
		BULK MAINS
		DAMS & WEIRS
		DISTRIBUTION
		DISTRIBUTION POINTS
		PUMP STATIONS
		RESERVOIRS AND TOWERS
		PRV STATIONS
		WATER TREATMENT WORKS (WTW)
	SANITATION NETWORK	OUTFALL SEWER
		PUMP STATIONS
		RETICULATION
		TOILET FACILITIES
		WASTE WATER TREATMENT WORKS (WWTW)
COMMUNITY ASSETS	COMMUNITY FACILITIES	HALLS
		CENTRES
		CRECHES
		CLINICS / CARE CENTRES
		MUSEUMS
		GALLERIES
		THEATRES
		LIBRARIES
		CEMETERIES / CREMATORIA
		PARKS
		PUBLIC OPEN SPACE
		PUBLIC ABLUTION FACILITIES
		MARKETS
		STALLS
		LANDFILL SITES
		WASTE TRANSFER STATIONS
		WASTE PROCESSING FACILITIES
		ABATTOIRS
		AIRPORTS
		TAXI RANKS / BUS TERMINALS

ASSET CATEGORY	ASSET SUB-CATEGORY	ASSET GROUP
	SPORTS AND RECREATION	INDOOR FACILITIES
		OUTDOOR FACILITIES
HERITAGE ASSETS	MONUMENTS	ALL
	HISTORIC BUILDINGS	ALL
	WORKS OF ART	ALL
	CONSERVATION AREAS	ALL
	OTHER HERITAGE	ALL
OTHER ASSETS	OPERATIONAL BUILDINGS	MUNICIPAL OFFICES
		PAY / ENQUIRY POINTS
		FIRE / AMBULANCE STATIONS
		TESTING STATIONS
		BUILDING PLAN OFFICES
		WORKSHOPS
		YARDS
		STORES
		LABORATORIES
	HOUSING	STAFF HOUSING
		SOCIAL HOUSING
	CAPITAL SPARES	CAPITAL SPARES – ELECTRICITY
		CAPITAL SPARES –ROADS AND STORMWATER
		CAPITAL SPARES –WATER SUPPLY NETWORK
		CAPITAL SPARES –SANITATION NETWORK
		CAPITAL SPARES –COMMUNITY AND OTHER ASSETS
INTANGIBLE ASSETS	SERVITUDES	ELECTRICITY SERVITUDES
		ROAD ACCESS SERVITUDES
		STORMWATER SERVITUDES
		WATER SERVITUDES
		SANITATION SERVITUDES
INVESTMENT PROPERTY	INVESTMENT PROPERTY	IMPROVED PROPERTY
		UNIMPROVED PROPERTY

ANNEXURE B: MOVABLE ASSET HIERARCHY

The following asset categories and sub-categories shall be used at the highest level of the classification structure for movable assets:

Table 2 - Asset categories and sub-categories

CATEGORY	SUB-CATEGORY
BULK CONTAINERS	BULK CONTAINERS
COMMUNICATION EQUIPMENT	RADIO EQUIPMENT
	TELECOMMUNICATION
EMERGENCY EQUIPMENT	AMBULANCE EQUIPMENT
	FIRE EQUIPMENT
	FIRE HOSES
FURNITURE AND FITTINGS	CABINETS AND CUPBOARDS (Incl. Shelves)
	CHAIRS
	FURNITURE AND FITTINGS OTHER
	TABLES AND DESKS
INTANGIBLE ASSETS	COMPUTER SOFTWARE
LIBRARY BOOKS	LIBRARY BOOKS
OFFICE EQUIPMENT	COMPUTER HARDWARE INCLUDING OP
	OFFICE MACHINES
	PRINTERS AND PHOTOSTAT MACHINES
PLANT AND EQUIPMENT	COMPRESSORS
	FARM EQUIPMENT
	GRADERS
	IRRIGATION SYSTEMS
	LAWNMOWERS
	PLANT AND EQUIPMENT GENERAL
	TRACTORS
	WORKSHOP EQUIPMENT
SAFETY EQUIPMENT	FIRE ARMS
SPECIALISED VEHICLES	FIRE ENGINES
	SPECIALIZED VEHICLES
TRANSPORT EQUIPMENT	MECHANICAL HORSES
	MOTOR VEHICLES (SADAN AND SUV)
	TIPPERS
	TRAILERS AND ACCESSORIES
	TRUCKS
	UTILITY VEHICLES (BAKKIES)

ANNEXURE C: EXPECTED USEFUL LIVES AND RESIDUAL VALUES OF IMMOVABLE ASSETS

Table 3 – Expected useful lives and residual values

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Air conditioning	Air conditioning units server rooms Downflow unit				No	5	0
Air conditioning	Air conditioning units server rooms Midwall units				No	5	0
Air conditioning	Chillers				No	5	0
Air conditioning	Standard installation (wall or split units)				sqm aircon area	5	0
Anchored wall					face sqm	50	0
Auxiliary Equipment	HV substation control infrastructure (AC, DC, cabling etc)			132/11kV	No	60	0
Auxiliary Equipment	HV substation control infrastructure (AC, DC, cabling etc)			66/11kV	No	60	0
Auxiliary Equipment	Prepaid vending master stations				No	10	0
Auxiliary Equipment	Prepaid vending stations				No	10	0
Auxiliary Equipment	QoS equipment Minigraph				No	20	0
Auxiliary Equipment	QoS equipment Netlog 300				No	20	0
Auxiliary Equipment	QoS equipment Netlog 400				No	20	0
Auxiliary Equipment	QoS equipment Netlog 500				No	20	0
Auxiliary Equipment	QoS equipment Provograph				No	20	0
Auxiliary Equipment	QoS equipment Vectograph				No	20	0
Baler	Baler - H10				No	15	0
Baler	Baler - H20D				No	15	0
Batteries	Rechargeable	20	Amp-hours		No of batteries	3	0
Battery Charger					No	10	0
Bin / Container	Open top skip	3	cum		No	10	0
Bin / Container	Open top skip	5	cum		No	10	0
Bin / Container	Plastic bin	240	litres		No	10	0
Bin / Container	Roll on/off open steel	10	cum		No	10	0
Bin / Container	Roll on/off open steel	20	cum		No	10	0
Billboards					No	15	0
Ballast					cub m	80	50
Battery Charger					No	10	0
Bowling green					No	20	0
Carports	Shade net				No of bays	7	0
Circuit Breaker Panel	Bus-section panel - double busbar	2000	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Bus-section/coupler panel	1250	A	22kV	No	50	0
Circuit Breaker Panel	Bus-section/coupler panel	2000	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Feeder panel	630.00	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Feeder panel	800.00	A	22kV	No	50	0
Circuit Breaker Panel	Feeder panel	800.00	A	6.6-11kV	No	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Circuit Breaker Panel	Feeder panel	1250	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Feeder panel - double busbar	630	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Feeder panel - double busbar	800	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Feeder panel - double busbar	1 250.00	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Indoor switch in switchboard	400	A	33-44kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	400	A	66-88-132kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	800.00	A	33-44kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	800	A	66-88-132kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	1200	A	33-44kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	1200	A	66-88-132kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	2500	A	33-44kV	No	45	0
Circuit Breaker Panel	Indoor switch in switchboard	2 500.00	A	66-88-132kV	No	45	0
Circuit Breaker Panel	Incomer panel	1 250.00	A	22kV	No	50	0
Circuit Breaker Panel	Incomer panel	2 000.00	A	6.6-11kV	No	50	0
Circuit Breaker Panel	Incomer panel - double busbar	2 000.00	A	6.6-11kV	No	50	0
Control Cable	Fibre Optic				linear m	50	0
Control Cable	Pilot cable				linear m	50	0
Channel	Lined open (lined area)		m		sqm	30	0
Channel	Unlined open		m		sqm	5	0
Chemical Toilet					No	10	0
Compressor	Workshop type - fixed				No	10	0
Commuter shelter					No	15	0
RC Structure	Above ground structure				cub m	50	0
RC Structure	Below ground structure				cub m	50	0
RC Structure	Mass concrete				cub m	50	0
RC Structure	Shuttered RC eng structure				cub m	80	0
RC Structure	Shuttered RC eng structure - water retaining				cub m	50	0
Control panel	Network and equipment control panel			Electromechanical relays	No	50	0
Control panel	Network and equipment control panel			Electronic relays	No	50	0
Control panel	Equipment control panel				No	50	0
Compactor	Compactor - C5				No	15	0
Compactor	Compactor - C9				No	15	0
Culvert	1200x1200				linear m	60	0
Culvert	1500x1500				linear m	60	0
Culvert	1800x1800				linear m	60	0
Culvert	2400x2400				linear m	60	0
Culvert	3000x3000				linear m	60	0
Culvert	450x450				linear m	60	0
Culvert	600x600				linear m	60	0
Culvert	900x900				linear m	60	0
Current Transformer		11	kV		No	45	10

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Current Transformer		22	kV		No	45	10
Current Transformer		33	kV		No	45	10
Current Transformer		44	kV		No	45	10
Current Transformer		66	kV		No	45	10
Current Transformer		88	kV		No	45	10
Doser					No	15	50
Doser	Doser - standard				No	15	50
Doser	Doser - advanced				No	15	50
LV Cable	LV Underground Service Connection - Single Phase (per 30m Service)				No	60	0
LV Cable	LV Underground Service Connection - Three Phase (per 30m Service)				No	60	0
LV Cable	Underground cable Commercial				linear m	60	0
LV Cable	Underground cable Domestic 2	126	A		linear m	60	0
LV Cable	Underground cable Domestic 3	147	A		linear m	60	0
Electrical installation					sqm floor area	30	0
Electrical service connection	LV Overhead			3 phase	No	50	0
Electrical service connection	LV Overhead			single phase	No	50	0
Electrical service connection	LV Underground			3 phase	No	45	0
Electrical service connection	LV Underground			single phase	No	45	0
Electricity Meter	Credit LPU (Large Power Users) meter			3 phase	No	20	0
Electricity Meter	Credit LPU 3 - 0 HV including metering unit			3 phase	No	20	0
Electricity Meter	Credit meter			3 phase	No	20	0
Electricity Meter	Credit meter			single phase	No	20	0
Electricity Meter	Prepayment meters			3 phase	No	10	0
Electricity Meter	Prepayment meters			single phase	No	10	0
Electricity Meter	Remote meters				No	10	0
Engine	Petrol / diesel	3	kW		No	15	0
Engine	Petrol / diesel	4	kW		No	15	0
Engine	Petrol / diesel	6	kW		No	15	0
Engine	Petrol / diesel	10	kW		No	15	0
Erosion Protection	Gabions				cub m	50	0
Erosion Protection	Rip Rap				cub m	20	0
Earth Structure					cub m	50	50
Earthworks	Flat terrain			Arterial / Distributor Road	sqm	50	50
Earthworks	Flat terrain			Canals	sqm	100	50
Earthworks	Flat terrain			Collector / Access Road	sqm	100	50
Earthworks	Flat terrain			Construction platform	sqm	100	50
Earthworks	Mountainous terrain			Arterial / Distributor Road	sqm	50	50

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Earthworks	Mountainous terrain			Canals	sqm	100	50
Earthworks	Mountainous terrain			Collector / Access Road	sqm	100	50
Earthworks	Mountainous terrain			Construction platform	sqm	100	50
Earthworks	Rolling terrain			Arterial / Distributor Road	sqm	50	50
Earthworks	Rolling terrain			Canals	sqm	100	50
Earthworks	Rolling terrain			Collector / Access Road	sqm	100	50
Earthworks	Rolling terrain			Construction platform	sqm	100	50
External furniture	3 seater concrete bench				No	20	0
External furniture	Children's play equipment (jungle gym)				No	20	0
External furniture	Concrete table (rectangular)				No	20	0
External furniture	Large planter pot (> 1m diameter)				No	20	0
External furniture	Medium planter pot (< 1m diameter)				No	20	0
External furniture	Playground equipment				No	20	0
External furniture	Water feature (small)				No	20	0
External furniture	Water feature - park				No	20	0
Fabricated steel	Galvanised steel				kg	20	0
Fabricated steel	Mild steel			Aggressive exposure	kg	10	0
Fabricated steel	Mild steel			Mild exposure	kg	20	0
Fabricated steel	Stainless steel			Aggressive exposure	kg	20	0
Fabricated Steel	Stainless steel			Mild exposure	kg	40	0
Fibre	Backhaul Backbone single mode 48 core				km	50	0
Fibre	Backhaul Backbone single mode 96 core				km	50	0
Filter media	Silica sand				cub m	10	0
Finishes, fixtures & fittings	Civic centres, community halls, chambers				sqm	15	0
Finishes, fixtures & fittings	Clinics and day hospitals				sqm	15	0
Finishes, fixtures & fittings	General offices, libraries, etc				sqm	15	0
Finishes, fixtures & fittings	Stores, workshops, garages, depots				sqm	15	0
Fire protection	Extinguishers, hose reels only				sqm floor area	20	0
Fire protection	Extinguishers, hose reels, full sprinkler system with booster pump				sqm floor area	20	0
Fire protection	Extinguishers, hose reels, limited sprinklers				sqm floor area	20	0
Fire protection	Fire Prevention Systems Model 15x10				No	20	0
Fire protection	Fire Prevention Systems Model 2.4x2.4				No	20	0
Fire protection	Fire Prevention Systems Model 5x5				No	20	0
External lighting	Bollard-type				No	45	0
External lighting	Floodlights				No poles	30	0
External lighting	Streetlight with its network				No	45	0
Floor	Shuttered RC suspended floor slab				sqm floor area	50	0
Floor	RC surface bed				sqm floor	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
					area		
Paving	Paved area				sqm	20	0
Fuse			A		No	0	0
Gas installation					No	20	0
Gearbox	Drive motor	6	kW		No	15	0
Gearbox	Drive motor	45	kW		No	15	0
Gearbox	Drive motor	400	kW		No	15	0
Generator			kVA		No	20	0
Generator	Perkins 100 KVA/ Volvo 275 KVA/ John Deere 100 KVA				No	20	0
Golf course	Mache	9.00	holes		No	50	0
Golf course	Municipal	9.00	holes		No	50	30
Golf course	Municipal	18.00	holes		No	50	0
Grid Inlet					No	30	0
Guard rail	Steel				linear m	20	0
Guard rail	Wood				linear m	15	0
High mast		25.00	height (m)		No	45	0
High mast		40.00	height (m)		No	45	0
Speed hump					No	50	0
Honeysucker		5000	litre		No	10	0
Honeysucker		10 000.00	litre		No	10	0
Honeysucker		20000	litre		No	10	0
HV Busbar Indoor	Copper bar	1000	A	44kV	Substation	60	0
HV Busbar Indoor	GIS bus ducting	3000	A	132kV	Substation	50	0
HV Busbar Indoor	GIS bus ducting	3000	A	275kV	Substation	50	0
HV Busbar Outdoor	Strung conductor (m)	1000	A	132kV	Substation	60	0
HV Busbar Outdoor	Strung conductor (m)	1000	A	66kV	Substation	60	0
HV Busbar Outdoor	Tubular Conductor	3000	A	132kV	Substation	50	0
HV Busbar Outdoor	Tubular Conductor	3000	A	66kV	Substation	50	0
HV Cable	Al PILC three core	300	sq mm	33kV	linear m	50	0
HV Cable	Al XLPE single core	1000	sq mm	132kV	linear m	50	0
HV Cable	Al XLPE single core	240	sq mm	66kV	linear m	50	0
HV Cable	Al XLPE single core	300	sq mm	66kV	linear m	50	0
HV Cable	Al XLPE single core	350	sq mm	132kV	linear m	50	0
HV Cable	Al XLPE single core	400	sq mm	66kV	linear m	50	0
HV Cable	Al XLPE single core	500	sq mm	132kV	linear m	50	0
HV Cable	Al XLPE single core	630	sq mm	66kV	linear m	50	0
HV Cable	Al XLPE single core	800	sq mm	132kV	linear m	50	0
HV Cable	Al XLPE single core	800	sq mm	66kV	linear m	50	0
HV Cable	Cu PILC three core	185	sq mm	33kV	linear m	50	0
HV Cable	Cu PILC three core	240	sq mm	33kV	linear m	50	0
HV Cable	Cu PILC three core	300	sq mm	33kV	linear m	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
HV Cable	Cu XLPE single core	630	sq mm	33kV	linear m	50	0
HV Cable	Cu XLPE three core	120	sq mm	33kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	150	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	150	sq mm	66-88-132kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	240	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	240	sq mm	66-88-132kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	400	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu oil cooled cable	400	sq mm	66-88-132kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	150	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	150	sq mm	66-88-132kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	240	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	240	sq mm	66-88-132kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	400	sq mm	33-44kV	linear m	50	0
HV Cable	HV Al/Cu single core XLPE cable	400	sq mm	66-88-132kV	linear m	50	0
HV Overhead Line Conductor	Bear	730	A	66/44/33kV	linear m	50	0
HV Overhead Line Conductor	Fox	360	A	66/44/33kV	linear m	50	0
HV Overhead Line Conductor	Goat	600	A	132/88kV	linear m	50	0
HV Overhead Line Conductor	Hare	470	A	132/88kV	linear m	50	0
HV Overhead Line Conductor	Pelican	650	A	132/88kV	linear m	50	0
HV Overhead Line Conductor	Wolf	650	A	66/44/33kV	linear m	50	0
HV Overhead Line Insulators	Ceramic	190	A	66/44/33kV	linear m	50	0
HV Overhead Line Insulators	Composite	730	A	66/44/33kV	linear m	50	0
HV Overhead Line Insulators	Glass	730	A	66/44/33kV	linear m	50	0
HV Overhead Line Support structure	Concrete pole	650	A	66/44/33kV	linear m	50	0
HV Overhead Line Support structure	Steel lattice tower	650	A	132/88kV	linear m	50	0
HV Overhead Line Support structure	Wooden pole	190	A	132/88kV	linear m	50	0
HV Power Transformer	Auto wind	20	MVA	132/6.6kV	No	50	0
HV Power Transformer	Auto wind	80	MVA	132/66/22kV	No	50	0
HV Power Transformer	Auto wind	80	MVA	132/88/22kV	No	50	0
HV Power Transformer	Auto wind	125	MVA	220/132/22kV	No	50	0
HV Power Transformer	Auto wind	160	MVA	132/66/22kV	No	50	0
HV Power Transformer	Auto wind	180	MVA	132/66/22kV	No	50	0
HV Power Transformer	Auto wind	250	MVA	275/132/22kV	No	50	0
HV Power Transformer	Auto wind	250	MVA	400/132/22kV	No	50	0
HV Power Transformer	Auto wind	315	MVA	275/88/22kV	No	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
HV Power Transformer	Auto wind	500	MVA	400/132/22kV	No	50	0
HV Power Transformer	Double wind	5	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	5	MVA	33/11kV	No	50	0
HV Power Transformer	Double wind	5	MVA	33/6.6kV	No	50	0
HV Power Transformer	Double wind	5	MVA	44/11kV	No	50	0
HV Power Transformer	Double wind	5	MVA	44/6.6kV	No	50	0
HV Power Transformer	Double wind	5	MVA	88/11kV	No	50	0
HV Power Transformer	Double wind	10	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	10	MVA	33/11kV	No	50	0
HV Power Transformer	Double wind	10	MVA	33/6.6kV	No	50	0
HV Power Transformer	Double wind	10	MVA	44/11kV	No	50	0
HV Power Transformer	Double wind	10	MVA	44/6.6kV	No	50	0
HV Power Transformer	Double wind	10	MVA	88/11kV	No	50	0
HV Power Transformer	Double wind	15	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	15	MVA	33/11kV	No	50	0
HV Power Transformer	Double wind	15	MVA	33/12kV	No	50	0
HV Power Transformer	Double wind	15	MVA	33/6.6kV	No	50	0
HV Power Transformer	Double wind	15	MVA	44/11kV	No	50	0
HV Power Transformer	Double wind	15	MVA	44/6.6kV	No	50	0
HV Power Transformer	Double wind	15	MVA	88/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	132-88/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	132/22kV	No	50	0
HV Power Transformer	Double wind	20	MVA	132/66/22kV	No	50	0
HV Power Transformer	Double wind	20	MVA	132/88/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	33/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	33/6.6kV	No	50	0
HV Power Transformer	Double wind	20	MVA	44/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	44/6.6kV	No	50	0
HV Power Transformer	Double wind	20	MVA	88/11kV	No	50	0
HV Power Transformer	Double wind	20	MVA	88/22kV	No	50	0
HV Power Transformer	Double wind	20	MVA	88/6.6kV	No	50	0
HV Power Transformer	Double wind	30	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	30	MVA	132/6.6kV	No	50	0
HV Power Transformer	Double wind	30	MVA	33/11kV	No	50	0
HV Power Transformer	Double wind	30	MVA	33/6.6kV	No	50	0
HV Power Transformer	Double wind	40	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	40	MVA	132/33kV	No	50	0
HV Power Transformer	Double wind	40	MVA	132/66/22kV	No	50	0
HV Power Transformer	Double wind	40	MVA	66/11kV	No	50	0
HV Power Transformer	Double wind	40	MVA	80/33kV	No	50	0
HV Power Transformer	Double wind	40	MVA	88/11kV	No	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
HV Power Transformer	Double wind	40	MVA	88/12kV	No	50	0
HV Power Transformer	Double wind	40	MVA	88/33kV	No	50	0
HV Power Transformer	Double wind	45	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	45	MVA	132/22kV	No	50	0
HV Power Transformer	Double wind	45	MVA	132/33kV	No	50	0
HV Power Transformer	Double wind	50	MVA	132/88/11kV	No	50	0
HV Power Transformer	Double wind	60	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	80	MVA	132/22kV	No	50	0
HV Power Transformer	Double wind	80	MVA	132/33kV	No	50	0
HV Power Transformer	Double wind	80	MVA	132/44kV	No	50	0
HV Power Transformer	Double wind	80	MVA	132/88/33kV	No	50	0
HV Power Transformer	Double wind	80	MVA	88/11kV	No	50	0
HV Power Transformer	Double wind	80.00	MVA	88/33kV	No	50	0
HV Power Transformer	Double wind	100.00	MVA	132/33kV	No	50	0
HV Power Transformer	Double wind	120.00	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	140.00	MVA	275/33kV	No	50	0
HV Power Transformer	Double wind	210.00	MVA	132/22kV	No	50	0
HV Power Transformer	Double wind	210	MVA	275/22kV	No	50	0
HV Power Transformer	Double wind	210	MVA	400/22kV	No	50	0
HV Power Transformer	Double wind	240	MVA	132/11kV	No	50	0
HV Power Transformer	Double wind	315	MVA	400/88/22kV	No	50	0
HV Power Transformer	Double wind	800	MVA	400/275/22kV	No	50	0
HV Switchgear - Circuit Breaker	Indoor GIS bays	3000	A	132kV	No	50	0
HV Switchgear - Circuit Breaker	Indoor GIS bays	3000	A	275kV	No	50	0
HV Switchgear - Circuit Breaker	Indoor GIS bays	3000	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Indoor GIS bays	3000	A	66kV	No	50	0
HV Switchgear - Circuit Breaker	Indoor GIS bays	3 000.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	200.00	A	66kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	400.00	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	400.00	A	44kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	400.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	500.00	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	500.00	A	44kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	500.00	A	66kV	No	50	0
HV Switchgear - Circuit	Outdoor	800.00	A	66kV	No	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Breaker							
HV Switchgear - Circuit Breaker	Outdoor	800.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 000.00	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 000.00	A	44kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 000.00	A	66kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 000.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	132kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	275kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	44kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	66kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	1 600.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2 000.00	A	132kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2000	A	275kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2500	A	132kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2500	A	275kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2500	A	33kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2500	A	44kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2 500.00	A	66kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	2 500.00	A	88kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	3 000.00	A	132kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	3 000.00	A	275kV	No	50	0
HV Switchgear - Circuit Breaker	Outdoor	3 500.00	A	132kV	No	50	0
HV Switchgear - Isolating Link	Earth switches			132kV	No	50	0
HV Switchgear - Isolating Link	Earth switches			275kV	No	50	0
HV Switchgear - Isolating Link	Earth switches			33kV	No	50	0
HV Switchgear - Isolating Link	Earth switches			66kV	No	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
HV Switchgear - Isolating Link	Earth switches			88kV	No	50	0
HV Switchgear - Isolating Link	Indoor	2 000.00	A	33-44kV	No	50	0
HV Switchgear - Isolating Link	Indoor	2 000.00	A	66kV	No	50	0
HV Switchgear - Isolating Link	Outdoor	2 000.00	A	33-44kV	No	50	0
HV Switchgear - Isolating Link	Outdoor	2 000.00	A	33kV	No	50	0
HV Switchgear - Isolating Link	Outdoor	2 000.00	A	66kV	No	50	0
HV Switchgear - Isolating Link	Outdoor hand operated	2 000.00	A	132kV	No	50	0
HV Switchgear - Isolating Link	Outdoor hand operated	2 000.00	A	66kV	No	50	0
HV Switchgear - Isolating Link	Outdoor hand operated	2 000.00	A	88kV	No	50	0
HV Switchgear - Isolating Link	Outdoor hand operated	3000	A	132kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised	1600	A	275kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised	2000	A	132kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised	2000	A	88kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised	3000	A	132kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised	3000	A	275kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised - AIS Pantograph	2000	A	132kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised - AIS Pantograph	2000	A	275kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised - AIS Pantograph	2000	A	66kV	No	50	0
HV Switchgear - Isolating Link	Outdoor motorised - AIS Pantograph	2000	A	88kV	No	50	0
Hydrant	Above Ground - "Woodlands" type				No	20	0
Hydrant	Below Ground				No	20	0
IP Phone	Cisco 7912				No	5	0
IP Phone	Cisco 7940/41				No	5	0
IP Phone	Cisco 7960/61				No	5	0
IP Phone	Cisco 7970				No	5	0
Irrigation	Automatic sprinkler system				sqm	10	0
Kerb Inlet					No	20	0
Kerb	Barrier kerb			Arterial / Distributor	linear m	20	0
Kerb	Barrier kerb			Collector / Access	linear m	50	0
Kerb	Mountable kerb			Arterial / Distributor	linear m	20	0
Kerb	Mountable kerb			Collector / Access	linear m	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Land				Agricultural holdings	sqm	NA	0
Land				Farms (commercial)	sqm	NA	0
Land				Farms (vacant)	sqm	NA	0
Land				Industrial and commercial	sqm	NA	0
Land				Informal residential	sqm	NA	0
Land				Business and retail	sqm	NA	0
Land				Open space (developable land)	sqm	NA	0
Land				Open space (un-developable land)	sqm	NA	0
Land				Institutions	sqm	NA	0
Land				Formal residential (undevelopable land)	sqm	NA	0
Land				Formal residential (high income)	sqm	NA	0
Land				Formal residential (low income)	sqm	NA	0
Land				Formal residential (medium income)	sqm	NA	0
Landfill restoration	Restored area				sqm		0
Load Control Set	Load control Master Station - Injection				No	20	0
Load Control Set	Load control Master Station - Radio				No	20	0
Landscaping	Flower beds, shrubs & trees				sqm	30	0
Landscaping	Lawns				sqm	50	0
Lifts					Lift-floors	30	0
Lining - landfill					sqm	50	0
Local Transformer	HV primary	200	kVA		No	45	0
Local Transformer	MV primary	200	kVA		No	45	0
Load Shed Relay	Load control Controllers				No	20	0
LV Cable	LV underground service connection - single phase (per 30m service)				No	60	0
LV Cable	LV underground service connection - three phase (per 30m service)				No	60	0
LV Cable	Underground cable - commercial				linear m	60	0
LV Cable	Underground cable - domestic 2	126	A		linear m	60	0
LV Cable	Underground cable - domestic 3	147	A		linear m	60	0
LV Overhead Line	LV - Open Wire				linear m	45	0
LV Overhead Line	LV aerial bundle conductor - commercial				linear m	45	0
LV Overhead Line	LV aerial bundle conductor - domestic 1	74	A		linear m	45	0
LV Overhead Line	LV aerial bundle conductor - domestic 2	100	A		linear m	45	0
LV Overhead Line	LV aerial bundle conductor - network				linear m	45	0
LV Overhead Line	LV overhead service connection - single phase (per 30m service)				No	45	0
LV Overhead Line	LV overhead service connection - three phase (per 30m service)				No	60	0
LV Switchgear - Circuit Breaker	Feeder panel	300	A	420V		30	0
LV Switchgear - Circuit Breaker	Feeder panel	630	A	420V		30	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Masonry Structure	General				cub m	50	0
Masonry structure	Manholes				No	50	0
Mini round-about					sqm	20	0
Motor	sewer	5	kW		kW	15	0
Motor	sewer	10	kW		kW	15	0
Motor	sewer	25.00	kW		kW	15	0
Motor	sewer	50	kW		kW	15	0
Motor	sewer	75	kW		kW	15	0
Motor	sewer	100	kW		kW	15	0
Motor	sewer	150	kW		kW	15	0
Motor	sewer	200	kW		kW	15	0
Motor	sewer	250	kW		kW	15	0
Motor	water	5.00	kW		kW	15	0
Motor	water	10.00	kW		kW	15	0
Motor	water	25	kW		kW	15	0
Motor	water	50	kW		kW	15	0
Motor	water	75	kW		kW	15	0
Motor	water	100	kW		kW	15	0
Motor	water	150	kW		kW	15	0
Motor	water	200	kW		kW	15	0
Motor	water	250	kW		kW	15	0
Mini-Sub	Mini-Sub with ring main unit	2000	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	50	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	100	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	200.00	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	315	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	500	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	800	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	1000	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Sub without ring main unit	2000	kVA	6.6-11kV/420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	50	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	100.00	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	200	kVA	22kV	No	45	0
Mini-Sub	Mini-Subs with ring main unit	200	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	315	kVA	22kV	No	45	0
Mini-Sub	Mini-Subs with ring main unit	315	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	500	kVA	22kV	No	45	0
Mini-Sub	Mini-Subs with ring main unit	500	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	630	kVA	22kV	No	45	0
Mini-Sub	Mini-Subs with ring main unit	630	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs with ring main unit	1000	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	50	kVA	6.6-11kV / 420V	No	45	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Mini-Sub	Mini-Subs without ring main unit	100	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	200	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	315	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	500	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	800	kVA	6.6-11kV / 420V	No	45	0
Mini-Sub	Mini-Subs without ring main unit	1000	kVA	6.6-11kV / 420V	No	45	0
MV Busbar Indoor	Copper bar	1000	A	11kV	Substation	60	0
MV Busbar Indoor	Copper bar	1000	A	33kV	Substation	60	0
MV Busbar Indoor	Copper bar	1 000.00	A	6.6kV	Substation	60	0
MV Busbar Outdoor	Strung conductor (m)	1 000.00	A	33kV	Substation	60	0
MV Busbar Outdoor	Tubular Conductor	3 000.00	A	33kV	Substation	50	0
MV Cable	MV Cu & Al cable	50.00	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	50.00	sq mm	6.6-11kV	linear m	50	0
MV Cable	MV Cu & Al cable	95	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	95	sq mm	6.6-11kV	linear m	50	0
MV Cable	MV Cu & Al cable	150	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	150	sq mm	6.6-11kV	linear m	50	0
MV Cable	MV Cu & Al cable	185	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	185	sq mm	6.6-11kV	linear m	50	0
MV Cable	MV Cu & Al cable	240	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	240	sq mm	6.6-11kV	linear m	50	0
MV Cable	MV Cu & Al cable	300	sq mm	22kV	linear m	50	0
MV Cable	MV Cu & Al cable	300	sq mm	6.6-11kV	linear m	50	0
MV Overhead line	11kV ABC	215	A	6.6-11kV	linear m	45	0
MV Overhead Line	Aerial Bundled Conductor	215	A	6.6-22kV	linear m	45	0
MV Overhead line	Heavy conductor overhead line (>70 sqmm)	360	A	22 / 11kV	linear m	45	0
MV Overhead line	Light conductor overhead line (<70 sqmm)	190	A	22 / 11kV	linear m	45	0
MV Power Transformer	Enclosed transformer - ground level	16	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	50	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	50	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	100	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	100	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	200	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	200	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	400	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	400	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	500	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	500	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	630	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	800	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Enclosed transformer - ground level	1000	kVA	22kV	No	45	0
MV Power Transformer	Enclosed transformer - ground level	1000	kVA	6.6-11kV/420V	No	45	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
MV Power Transformer	Substation transformer	50.00	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	50.00	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	100	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	100	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	200	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	200	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	400	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	400	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	500	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	500	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	1000	kVA	22kV	No	45	0
MV Power Transformer	Substation transformer	1000	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	1 250.00	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	1 600.00	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	2 000.00	kVA	6.6-11kV/3300V	No	45	0
MV Power Transformer	Substation transformer	2 500.00	kVA	6.6-11kV/3300V	No	45	0
MV Power Transformer	Substation transformer	2 500.00	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	3 150.00	kVA	6.6-11kV/3300V	No	45	0
MV Power Transformer	Substation transformer	5 000.00	kVA	6.6-11kV/420V	No	45	0
MV Power Transformer	Substation transformer	10 000.00	kVA	6.6-11kV/420V	No	45	0
MV Switchgear - Breakers	Bus-section panel Double busbar	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Bus-section/ Coupler panel	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Bus-section/coupler panel	1 250.00	A	22kV	No	45	0
MV Switchgear - Breakers	Feeder panel	630.00	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Feeder panel	800.00	A	22kV	No	45	0
MV Switchgear - Breakers	Feeder panel	800	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Feeder panel	1250	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Feeder panel Double busbar	630	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Feeder panel Double busbar	800.00	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Feeder panel Double busbar	1250	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Incomer panel	1250	A	22kV	No	45	0
MV Switchgear - Breakers	Incomer panel	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Breakers	Incomer panel Double busbar	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Bus-section panel - double busbar	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Bus-section/coupler panel	1 250.00	A	22kV	No	45	0
MV Switchgear - Circuit Breaker	Bus-section/coupler panel	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel	630.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel	800.00	A	22kV	No	45	0
MV Switchgear - Circuit	Feeder panel	800	A	6.6-11kV	No	45	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Breaker							
MV Switchgear - Circuit Breaker	Feeder panel	1250	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel	2000	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel - double busbar	630.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel - double busbar	800.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel - double busbar	1250	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Feeder panel - double busbar	2000	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Incomer panel	800.00	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Incomer panel	1 250.00	A	22kV	No	45	0
MV Switchgear - Circuit Breaker	Incomer panel	2000	A	6.6-11kV	No	45	0
MV Switchgear - Circuit Breaker	Incomer panel - double busbar	2 000.00	A	6.6-11kV	No	45	0
MV Switchgear - Isolators	Ring main unit	600.00	A	6.6-11kV	No	30	0
MV Switchgear - Isolating Link	MV Isolator	800.00	A	6.6-11kV	No	30	0
MV Switchgear - Isolating Link	MV Isolator	2000	A	6.6-11kV	No	30	0
MV Switchgear - Isolating Link	Ring main unit	600.00	A	6.6-11kV	No	30	0
LV Overhead Line	LV - Open Wire				linear m	45	0
LV Overhead Line	LV ABC				linear m	45	0
LV Overhead Line	LV Overhead Service connection - Single Phase (per 30m Service)			single phase	No	45	0
LV Overhead Line	LV Overhead Service connection - Three Phase (per 30m Service)			three phase	No	60	0
LV Overhead Line	Low voltage aerial bundle conductor Commercial				linear m	45	0
LV Overhead Line	Low voltage aerial bundle conductor Domestic 1	74	A		linear m	45	0
LV Overhead Line	Low voltage aerial bundle conductor Domestic 2	100	A		linear m	45	0
Paving	Paved area				sqm	20	0
Pedestrian bridge superstructure					sqm	50	0
Pilot cables					linear m	50	0
Pedestrian bridge substructure					sqm	50	0
Communal standpipe - Pedestal					No	10	0
Power Factor Equipment	Capacitor bank			6.6-11kV	No	50	0
Power factor equipment	single phase, 20 min battery back-up	10	kW		No	30	0
Power factor equipment	three phase, 20 min battery back-up	30	kW		No	30	0
Power factor equipment	three phase, 20 min battery back-up	10	kW		No	30	0
Power factor equipment	three phase, 20 min battery back-up	20	kW		No	30	0
Pipe - sewer	Clay	150	mm		linear m	100	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Pipe - sewer	Clay	200	mm		linear m	100	0
Pipe - sewer	Clay	250	mm		linear m	100	0
Pipe - sewer	Clay	300	mm		linear m	100	0
Pipe - sewer	Concrete	375	mm		linear m	40	0
Pipe - sewer	Concrete	450	mm		linear m	40	0
Pipe - sewer	Concrete	525.00	mm		linear m	40	0
Pipe - sewer	Concrete	600	mm		linear m	40	0
Pipe - sewer	Concrete	750	mm		linear m	40	0
Pipe - sewer	Concrete	900	mm		linear m	40	0
Pipe - sewer	Concrete	1050	mm		linear m	40	0
Pipe - sewer	Steel	50	mm		linear m	40	0
Pipe - sewer	Steel	75	mm		linear m	40	0
Pipe - sewer	Steel	100	mm		linear m	40	0
Pipe - sewer	Steel	150	mm		linear m	40	0
Pipe - sewer	Steel	200	mm		linear m	40	0
Pipe - sewer	Steel	250	mm		linear m	40	0
Pipe - sewer	Steel	300	mm		linear m	40	0
Pipe - sewer	Steel	350	mm		linear m	40	0
Pipe - sewer	Steel	400	mm		linear m	40	0
Pipe - sewer	Steel	450	mm		linear m	40	0
Pipe - sewer	Steel	500	mm		linear m	40	0
Pipe - sewer	Steel	600	mm		linear m	40	0
Pipe - sewer	Steel	750	mm		linear m	40	0
Pipe - sewer	Steel	900	mm		linear m	40	0
Pipe - sewer	Steel	1000	mm		linear m	40	0
Pipe - sewer	Steel	1200	mm		linear m	40	0
Pipe - sewer	uPVC	110	mm		linear m	80	0
Pipe - sewer	uPVC	160	mm		linear m	80	0
Pipe - sewer	uPVC	200	mm		linear m	80	0
Pipe - sewer	unknown (assumed clay)	110	mm		linear m	80	0
Pipe - sewer	unknown (assumed clay)	160	mm		linear m	80	0
Pipe - sewer	unknown (assumed clay)	200	mm		linear m	80	0
Pipe - sewer	unknown (assumed clay)	250	mm		linear m	100	0
Pipe - sewer	unknown (assumed clay)	300	mm		linear m	100	0
Pipe - sewer	unknown (assumed concrete)	375	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	450	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	525.00	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	600	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	750	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	900	mm		linear m	40	0
Pipe - sewer	unknown (assumed concrete)	1050	mm		linear m	40	0
Pipe - water	AC	50	mm		linear m	40	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Pipe - water	AC	75	mm		linear m	40	0
Pipe - water	AC	90	mm		linear m	40	0
Pipe - water	AC	110	mm		linear m	40	0
Pipe - water	AC	160	mm		linear m	40	0
Pipe - water	AC	200.00	mm		linear m	40	0
Pipe - water	AC	250.00	mm		linear m	40	0
Pipe - water	AC	300.00	mm		linear m	40	0
Pipe - water	AC	350.00	mm		linear m	40	0
Pipe - water	GRP	300	mm		linear m	80	0
Pipe - water	GRP	600	mm		linear m	80	0
Pipe - water	GRP	750	mm		linear m	80	0
Pipe - water	GRP	900	mm		linear m	80	0
Pipe - water	HDPE	20	mm		linear m	80	0
Pipe - water	HDPE	25	mm		linear m	80	0
Pipe - water	HDPE	32	mm		linear m	80	0
Pipe - water	HDPE	40	mm		linear m	80	0
Pipe - water	HDPE	50	mm		linear m	80	0
Pipe - water	HDPE	63	mm		linear m	80	0
Pipe - water	HDPE	75	mm		linear m	80	0
Pipe - water	HDPE	90	mm		linear m	80	0
Pipe - water	Steel	50	mm		linear m	80	0
Pipe - water	Steel	75	mm		linear m	80	0
Pipe - water	Steel	100	mm		linear m	80	0
Pipe - water	Steel	150	mm		linear m	80	0
Pipe - water	Steel	200	mm		linear m	80	0
Pipe - water	Steel	250	mm		linear m	80	0
Pipe - water	Steel	300	mm		linear m	80	0
Pipe - water	Steel	350	mm		linear m	80	0
Pipe - water	Steel	400	mm		linear m	80	0
Pipe - water	Steel	450	mm		linear m	80	0
Pipe - water	Steel	500	mm		linear m	80	0
Pipe - water	Steel	600	mm		linear m	80	0
Pipe - water	Steel	750	mm		linear m	80	0
Pipe - water	Steel	900	mm		linear m	80	0
Pipe - water	Steel	1000	mm		linear m	80	0
Pipe - water	Steel	1200	mm		linear m	80	0
Pipe - water	uPVC	50	mm		linear m	80	0
Pipe - water	uPVC	63	mm		linear m	80	0
Pipe - water	uPVC	75	mm		linear m	80	0
Pipe - water	uPVC	90	mm		linear m	80	0
Pipe - water	uPVC	110	mm		linear m	80	0
Pipe - water	uPVC	160	mm		linear m	80	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Pipe - water	uPVC	200	mm		linear m	80	0
Pipe - water	uPVC	250.00	mm		linear m	80	0
Pipe - water	unknown (assumed HDPE)	20.00	mm		linear m	80	0
Pipe - water	unknown (assumed HDPE)	25	mm		linear m	80	0
Pipe - water	unknown (assumed HDPE)	32	mm		linear m	80	0
Pipe - water	unknown (assumed HDPE)	40	mm		linear m	80	0
Pipe - water	unknown (assumed HDPE)	50	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	300	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	350	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	400	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	450	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	500	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	600	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	750	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	900	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	1000	mm		linear m	80	0
Pipe - water	unknown (assumed steel)	1200	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	63	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	75	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	90	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	110	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	160	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	200	mm		linear m	80	0
Pipe - water	unknown (assumed uPVC)	250	mm		linear m	80	0
Plumbing	standard installation				sqm wet floor area	20	0
Pump - hand					No	15	0
Pump - sewer		50	mm		No	15	0
Pump - sewer		75	mm		No	15	0
Pump - sewer		100	mm		No	15	0
Pump - sewer		150	mm		No	15	0
Pump - sewer		200	mm		No	15	0
Pump - sewer		250	mm		No	15	0
Pump - water		50	mm		No	15	0
Pump - water		75	mm		No	15	0
Pump - water		100	mm		No	15	0
Pump - water		150	mm		No	15	0
Pump - water		200	mm		No	15	0
Pump - water		250	mm		No	15	0
Pump - submersible		0.5	kW		No	12	0
Pump - submersible		1	kW		No	12	0
Pump - submersible		3	kW		No	12	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Pump - submersible		7.5	kW		No	12	0
Pump - submersible		18.5	kW		No	12	0
Points (rail)					No	15	0
Pole Transformer	Pole transformer	16	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	50	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	50	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	100	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	100.00	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	200.00	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	200	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	400	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	400	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	500	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	500	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	630	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	800	kVA	6.6-11kV/420V	No	45	0
Pole Transformer	Pole transformer	1000	kVA	22kV	No	45	0
Pole Transformer	Pole transformer	1000	kVA	6.6-11kV/420V	No	45	0
Perimeter Protection	1.2m high diamond mesh				linear m	15	0
Perimeter Protection	1.8m high brick wall				linear m	30	0
Perimeter Protection	1.8m high diamond mesh				linear m	15	0
Perimeter Protection	Concrete palisade fencing				linear m	30	0
Perimeter Protection	Precast concrete wall				linear m	30	0
Perimeter Protection	Steel palisade fencing				linear m	30	0
Pipe - stormwater	Concrete	300	mm		linear m	50	0
Pipe - stormwater	Concrete	375	mm		linear m	50	0
Pipe - stormwater	Concrete	450	mm		linear m	50	0
Pipe - stormwater	Concrete	525	mm		linear m	50	0
Pipe - stormwater	Concrete	600	mm		linear m	50	0
Pipe - stormwater	Concrete	675	mm		linear m	50	0
Pipe - stormwater	Concrete	750	mm		linear m	50	0
Pipe - stormwater	Concrete	875	mm		linear m	50	0
Pipe - stormwater	Concrete	900	mm		linear m	50	0
Pipe - stormwater	Concrete	1050	mm		linear m	50	0
Pipe - stormwater	Concrete	1200	mm		linear m	50	0
Pipe - stormwater	Concrete	1500	mm		linear m	50	0
Pipe - stormwater	Concrete	1800	mm		linear m	50	0
Radio	100mbps				No	50	0
Radio	11mbps				No	50	0
Radio	54mbps				No	50	0
Radio	Ceragon				No	50	0
Rail lines					m	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Road bridge abutments			lanes		No lanes wide	80	0
Road bridge side barrier					linear m	80	0
Road bridge sub-structure					sqm	80	0
Road marking					linear m	2	0
Road reserve				Agricultural holdings	sqm	NA	0
Road reserve				Farms (commercial)	sqm	NA	0
Road reserve				Farms (vacant)	sqm	NA	0
Road reserve				Industrial and commercial	sqm	NA	0
Road reserve				Informal residential	sqm	NA	0
Road reserve				Business and retail	sqm	NA	0
Road reserve				Open space (developable land)	sqm	NA	0
Road reserve				Open space (un-developable land)	sqm	NA	0
Road reserve				Institutions	sqm	NA	0
Road reserve				Formal residential (undevelopable land)	sqm	NA	0
Road reserve				Formal residential (high income)	sqm	NA	0
Road reserve				Formal residential (low income)	sqm	NA	0
Road reserve				Formal residential (medium income)	sqm	NA	0
Road bridge super-structure					sqm	80	0
Reactor					No	0	0
Retaining wall					sqm of wall	60	0
Rail bridge abutments			lanes		No lanes wide	80	0
Rail bridge side barrier					linear m	80	0
Rail bridge super-structure					sqm	80	0
Rail bridge sub-structure					sqm	80	0
Ring Main Unit	Ring Main Unit - 3 way	315	kVA	6.6-11kV ring main unit	No	45	0
Ring Main Unit	Ring Main Unit - 3 way	630	kVA	6.6-11kV ring main unit	No	45	0
Ring Main Unit	Ring Main Unit - 4 way	315	kVA	6.6-11kV ring main unit	No	45	0
Ring Main Unit	Ring Main Unit - 4 way	630	kVA	6.6-11kV ring main unit	No	45	0
Ring Main Unit	Ring main unit - 3 way	315	A	6.6-11kV	No	45	0
Ring Main Unit	Ring main unit - 3 way	630	A	6.6-11kV	No	45	0
Ring Main Unit	Ring main unit - 3 way	800	A	6.6-11kV	No	45	0
Ring Main Unit	Ring main unit - 3 way	1200	A	6.6-11kV	No	45	0
Ring Main Unit	Ring main unit - 4 way	315	A	6.6-11kV	No	45	0
Ring Main Unit	Ring main unit - 4 way	630	A	6.6-11kV	No	45	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Roof	Sheet metal				sqm roof area	30	0
Roof	Thatch				sqm roof area	40	0
Roof	Tiled				sqm roof area	40	0
Roof	flat concrete (170mm thick)				sqm roof area	40	0
Router	3825-IPVOICE-M				No	10	0
Router	Cisco 1200 Pnode 10 slot				No	10	0
Router	Cisco 1721				No	5	0
Router	Cisco 2621				No	5	0
Router	Cisco 3640				No	5	0
Router	Cisco 3661 Ac				No	5	0
Router	Cisco 3725				No	10	0
Router	Cisco 3745				No	5	0
Router	Cisco 7606				No	5	0
Router	Cisco 7609				No	10	0
Router	Cisco VG 248				No	10	0
Storage Area Network	Capacity Licensing for 131TB (Germiston)				No	10	0
Storage Area Network	Disk based backup and Recovery & Fujitsu Siemens				No	10	0
Storage Area Network	IBM Blade Centre H Chassis with 8 x HS21 IBM Blades (Germiston)				No	10	0
Storage Area Network	IBM DS8300 101TB Useable Disk (Germiston)				No	10	0
Storage Area Network	IBM SVC Virtualization Engine (Germiston)				No	10	0
Storage Area Network	IBM TS3310 Tape Library (Germiston)				No	10	0
Storage Area Network	Storage Area Network				No	10	0
Small building / enclosure	Brick, block walls & concrete roof slab				sqm floor area	50	0
Small building / enclosure	Brick, block walls & other roof				sqm floor area	50	0
Small building / enclosure	Steel cage				sqm floor area	20	0
Small building / enclosure	Steel shed				sqm floor area	20	0
Security Device	AGM(Anomaly Guard Module)				No	10	0
Security Device	AIP-SSM				No	10	0
Security Device	AS5400XM				No	10	0
Security Device	ASA(Adaptive Security Appliance)				No	10	0
Security Device	C3825				No	10	0
Security Device	CS-MARS				No	5	0
Security Device	Cisco 3845				No	10	0
Security Device	IDSM2(intrusion detection service module)				No	10	0
Security system	Security and access control				sqm floor area	5	0
Security system	other levels of security.....????				sqm floor	0	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
					area		
Septic Tank					No	40	0
Servitude				Agricultural holdings	sqm	NA	0
Servitude				Farms (commercial)	sqm	NA	0
Servitude				Farms (vacant)	sqm	NA	0
Servitude				Industrial and commercial	sqm	NA	0
Servitude				Informal residential	sqm	NA	0
Servitude				Business and retail	sqm	NA	0
Servitude				Open space (developable land)	sqm	NA	0
Servitude				Open space (un-developable land)	sqm	NA	0
Servitude				Institutions	sqm	NA	0
Servitude				Formal residential (undevelopable land)	sqm	NA	0
Servitude				Formal residential (high income)	sqm	NA	0
Servitude				Formal residential (low income)	sqm	NA	0
Servitude				Formal residential (medium income)	sqm	NA	0
Sign - general	Large				No	15	0
Sign - general	Standard				No	15	0
Sign - general	Very large				No	15	0
Signals						0	0
Sign - regulatory	Large				No	7	0
Sign - regulatory	Standard				No	7	0
Sports field	Cricket				No	30	0
Sports field	Netball / basketball				No	15	0
Sports field	Rugby / soccer				No	30	0
Squash court	Regulation size - indoor				No	15	0
Road surface	Bituminous (Medium)	width (m)		Collector	sqm	9	0
Road surface	Bituminous (Thick)	width (m)		Arterial / Distributor	sqm	12	0
Road surface	Bituminous (Thin)	width (m)		Access	sqm	7	0
Road surface	Concrete block surface	width (m)			sqm	15	0
Road surface	Concrete	width (m)			sqm	20	0
Road surface	Gravel	width (m)			sqm	5	0
Server	IBM PowerPC P90 series				No	5	0
Server	Windows NT Workstation (LCR)				No	5	0
Server	Wireless Controller				No	5	0
Sub-soil drain	Dewatering sub-soil drain				linear m	50	0
Stadium	Brick structure with roof and terraces				No of seats	50	0
Stadium	Open structure with stepped terraces				No of seats	50	0
Stadium	Structure with roof and stepped terraces				No of seats	50	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Street Light	Streetlight shared with LV network				No	45	0
Street Light	Streetlight with its own network				No	45	0
Street rubbish bin					No	10	0
Road structural layer				Access	sqm	80	0
Road structural layer				Arterial / Distributor	sqm	30	0
Road structural layer				Collector	sqm	50	0
Surge Arrestor					No	0	0
Switch	Cat 4507				No	10	0
Switch	Catalyst 355024 PWR				No	10	0
Switch	Catalyst 356024 PS				No	10	0
Switch	Catalyst 356048 PS				No	10	0
Switch	Catalyst 375024 ME				No	10	0
Switch	Catalyst 4510				No	10	0
Switch	Cisco Catalyst 295024 G				No	5	0
Switch	Cisco Catalyst 295048 G				No	5	0
Switch	Cisco Catalyst 355012 G				No	10	0
Switch	Cisco Catalyst 6509				No	10	0
Switch	Cisco Catalyst 6513				No	10	0
Switch	Cisco IGESM				No	10	0
Swimming pool	10m x 5m				No	20	0
Swimming pool	25m x 20m				No	20	0
Swimming pool	Olympic				No	20	0
Tank	Galvanised steel panel				kl	30	0
Tank	Plastic				kl	15	0
Communal standpipe - Tap					No	5	0
Telemetry	Advanced system				No	15	0
Telemetry	Intermediate system				No	15	0
Telemetry	Standard system				No	15	0
Tennis court	Floodlit				No	15	0
Tennis court	Standard				No	15	0
Timber structure	Timber	150			linear m	15	0
Transformer NEC				6.6-11kV	No	45	0
Transformer NER				6.6-11kV	No	45	0
Tractor	Four wheel drive	61	kW		No	10	0
Tractor	Four wheel drive	78	kW		No	10	0
Tractor	Two wheel drive	61	kW		No	10	0
Traffic island					sqm	30	0
Traffic signal	C1 - 3 head				No signals	15	0
Traffic signal	C2 - 5 head				No signals	15	0
Traffic signal	C3 - 3 to 5 head overhead				No signals	15	0
UPS	APC UPS 40 - 80 KVA				No	40	0
UPS	American Power Conversion Corp.				No	20	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Valve	Air release	80	mm		No	15	0
Valve	Air release	100	mm		No	15	0
Valve	Air release	150	mm		No	15	0
Valve	Butterfly	200	mm		No	20	0
Valve	Butterfly	250	mm		No	20	0
Valve	Butterfly	300	mm		No	20	0
Valve	Butterfly	350	mm		No	20	0
Valve	Butterfly	400	mm		No	20	0
Valve	Butterfly	450	mm		No	20	0
Valve	Butterfly	500	mm		No	20	0
Valve	Butterfly	600	mm		No	20	0
Valve	Butterfly	750	mm		No	20	0
Valve	Butterfly	900	mm		No	20	0
Valve	Butterfly	1 000.00	mm		No	20	0
Valve	Non-return	100	mm		No	15	0
Valve	Non-return	150	mm		No	15	0
Valve	Non-return	200	mm		No	15	0
Valve	Non-return	300	mm		No	15	0
Valve	Pressure Reducing	50	mm		No	15	0
Valve	Pressure Reducing	80	mm		No	15	0
Valve	Pressure Reducing	100	mm		No	15	0
Valve	Pressure Reducing	150	mm		No	15	0
Valve	Pressure Reducing	200	mm		No	15	0
Valve	Pressure Reducing	250	mm		No	15	0
Valve	Pressure Reducing	300	mm		No	15	0
Valve	Resilient seal	50	mm		No	20	0
Valve	Resilient seal	80	mm		No	20	0
Valve	Resilient seal	100	mm		No	20	0
Valve	Resilient seal	150	mm		No	20	0
Valve	Resilient seal	200	mm		No	20	0
Valve	Resilient seal	250	mm		No	20	0
Valve	Resilient seal	300	mm		No	20	0
Valve	Resilient seal	350	mm		No	20	0
Valve	Resilient seal	400	mm		No	20	0
Vehicles	Front end loading collection truck				No	10	0
Vehicles	Landfill compactor				No	10	0
Vehicles	Rear end loading collection truck				No	10	0
Vehicles	Spreading - Bulldozer (D6)				No	10	0
Vehicles	Water tanker	5 000.00	litre		No	10	0
Vehicles	Water tanker	10 000.00	litre		No	10	0
Vending Station						0	0
VIP Latrine	Double				No	10	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
VIP Latrine	Single				No	10	0
VIP Latrine	Double				No	10	0
VIP Latrine	Single				No	10	0
Voltage Transformer	HV			44-66kV	No	45	0
Voltage Transformer	HV			88-132kV	No	45	0
Voltage Transformer	MV			22-33kV	No	45	0
Voltage Transformer	MV			6.6-11kV	No	45	0
Walls	Complete building (internal and external)			dense internal (eg offices, housing)	sqm floor area	60	0
Walls	Complete building (internal and external)			rudimentary eg depots, sheds	sqm floor area	60	0
Walls	Complete building (internal and external)			tall open storey (eg halls)	sqm floor area	60	0
Walls	Face brick				sqm elevation area	60	0
Walls	Fibre cement board, timber frame, plaster board				sqm elevation area	60	0
Walls	Metal sheet , plaster board				sqm elevation area	30	0
Walls	Plastered brick				sqm elevation area	60	0
Walls	Semi-face brick				sqm elevation area	60	0
Weigh bridge	12m	60	tonne		No	15	0
Weigh bridge	8m	40	tonne		No	15	0
Well	Well & lining				linear m	30	0
Wireless Access Point	1130 series				No	5	0
Wireless Access Point	1240 series				No	5	0
Water Meter	Mag-flow	200	mm		No	10	0
Water Meter	Mag-flow	300	mm		No	10	0
Water Meter	Mag-flow	500	mm		No	10	0
Water Meter	Mag-flow	700	mm		No	10	0
Water Meter	Mag-flow	900	mm		No	10	0
Water Meter	Mechanical	20	mm		No	10	0
Water Meter	Mechanical	25	mm		No	10	0
Water Meter	Mechanical	40	mm		No	10	0
Water Meter	Mechanical	50	mm		No	10	0
Water Meter	Mechanical	80	mm		No	10	0
Water Meter	Mechanical	100	mm		No	10	0
Water Meter	Mechanical	150	mm		No	10	0
Water Meter	Mechanical	150	mm		No	10	0

COMPONENT TYPE	DESCRIPTOR TYPE	DESCRIPTOR SIZE	SIZE MEASURE	DESCRIPTOR CLASS	UNIT RATE MEASURE	EUL (yrs)	RESIDUAL VALUE (%)
Water Meter	Prepaid	15	mm		No	10	0
Water Meter	Prepaid	20	mm		No	10	0

ANNEXURE D: EXPECTED USEFUL LIVES AND RESIDUAL VALUES OF MOVABLE ASSETS

Table 3 – Expected useful lives and residual values

CATEGORY	SUB-CATEGORY	Estimated Useful Life in years (EUL)	Residual Value percentage
BULK CONTAINERS	BULK CONTAINERS	10	0%
COMMUNICATION EQUIPMENT	RADIO EQUIPMENT	5	0%
	TELECOMMUNICATION	5	0%
EMERGENCY EQUIPMENT	AMBULANCE EQUIPMENT	3 - 5	0%
	FIRE EQUIPMENT	2	0%
	FIRE HOSES	3	0%
FURNITURE AND FITTINGS	CABINETS AND CUPBOARDS (Incl. Shelves)	5	0%
	CHAIRS	5	0%
	FURNITURE AND FITTINGS OTHER	7	0%
	TABLES AND DESKS	7	0%
INTANGIBLE ASSETS	COMPUTER SOFTWARE	3	0%
LIBRARY BOOKS	LIBRARY BOOKS	5 - 10	0%
OFFICE EQUIPMENT	COMPUTER HARDWARE INCLUDING OP	3	0%
	OFFICE MACHINES	5	0%
	PRINTERS AND PHOTOSTAT MACHINES	3	0%
PLANT AND EQUIPMENT	COMPRESSORS	5	0%
	FARM EQUIPMENT	5 - 12	0%
	GRADERS	10 - 15	0%
	IRRIGATION SYSTEMS	5	0%
	LAWNMOWERS	10	0%
	PLANT AND EQUIPMENT GENERAL	5	0%
	TRACTORS	10 - 15	0%
	WORKSHOP EQUIPMENT	5	0%
SAFETY EQUIPMENT	FIRE ARMS	10	0%
SPECIALISED VEHICLES	FIRE ENGINES	8 - 12	15%
	SPECIALIZED VEHICLES	5 - 12	15%
TRANSPORT EQUIPMENT	MECHANICAL HORSES	10 - 15	10%
	MOTOR VEHICLES (SADAN AND SUV)	5	10%
	TIPPERS	10 - 15	10%
	TRAILERS AND ACCESSORIES	5 - 10	10%
	TRUCKS	10 - 15	10%
	UTILITY VEHICLES (BAKKIES)	5	10%